



**0 Bed  
Commercial  
located in Coalisland**

**CONNOR  
HARTE**

ESTATE AGENT + CHARTERED SURVEYOR

31a Dungannon Road  
Coalisland  
Dungannon  
BT71 4HR



£17,000 POA

Connor Harte Rental Ltd are delighted to present this new build spacious commercial unit available to lease in the heart of the thriving Coalisland town centre. Situated within a modern commercial development, the property benefits from a prime location with excellent visibility from Main Street and ample parking facilities for staff and customers alike.

This versatile unit is ideally suited to a wide range of business uses including warehouse storage, trade counter operations, retail, distribution and much more. Offering generous internal space and excellent accessibility, the property provides an ideal opportunity for businesses seeking a prominent and convenient location.

The unit is strategically positioned just a short distance from the M1 Motorway at Junction 14, Tamnamore, providing east access to Dungannon and the wider Mid-Ulster area. Early viewing is highly recommended.

ONLY 1 UNIT REMAINING

Unit 4: Circa 2052 Sq Ft with Mezzanine Extending to: 1493.27 Sq Ft

Available to Let from May 2026

Three-Phase electric  
Water & WC  
Yard and Coimmunal Parking  
Rent plus VAT

Term: Preferred 5 Years

Review: Rent review after 3 years

Repairs: Tenant will be responsible for any internal or external repairs

Outgoings: Tenants are responsible for all outgoing including rates, insurance, electricity, water charges etc.

This unit is being let on a shell finish basis.

Viewing:

For further information, to arrange a viewing, or to discuss your specific requirements, please contact our commercial property team on 028 8676 3265.

Thinking of Renting?

FREE VALUATION!

If you are considering the sale of your own property we are delighted to offer a FREE rental valuation, without obligation. Get in contact today and we will be happy to help & advise you!

T: 028 8676 3265

PROPERTIES REQUIRED ACROSS ALL AREA

MISREPRESENTATION CLAUSE



Please note the images shown are for illustrative purposes only.

Connor Harte Ltd gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy them selves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are taken to the nearest 5 inches. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. The heating system and electrical appliances have not been tested and we cannot offer any guarantees on their condition.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

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