

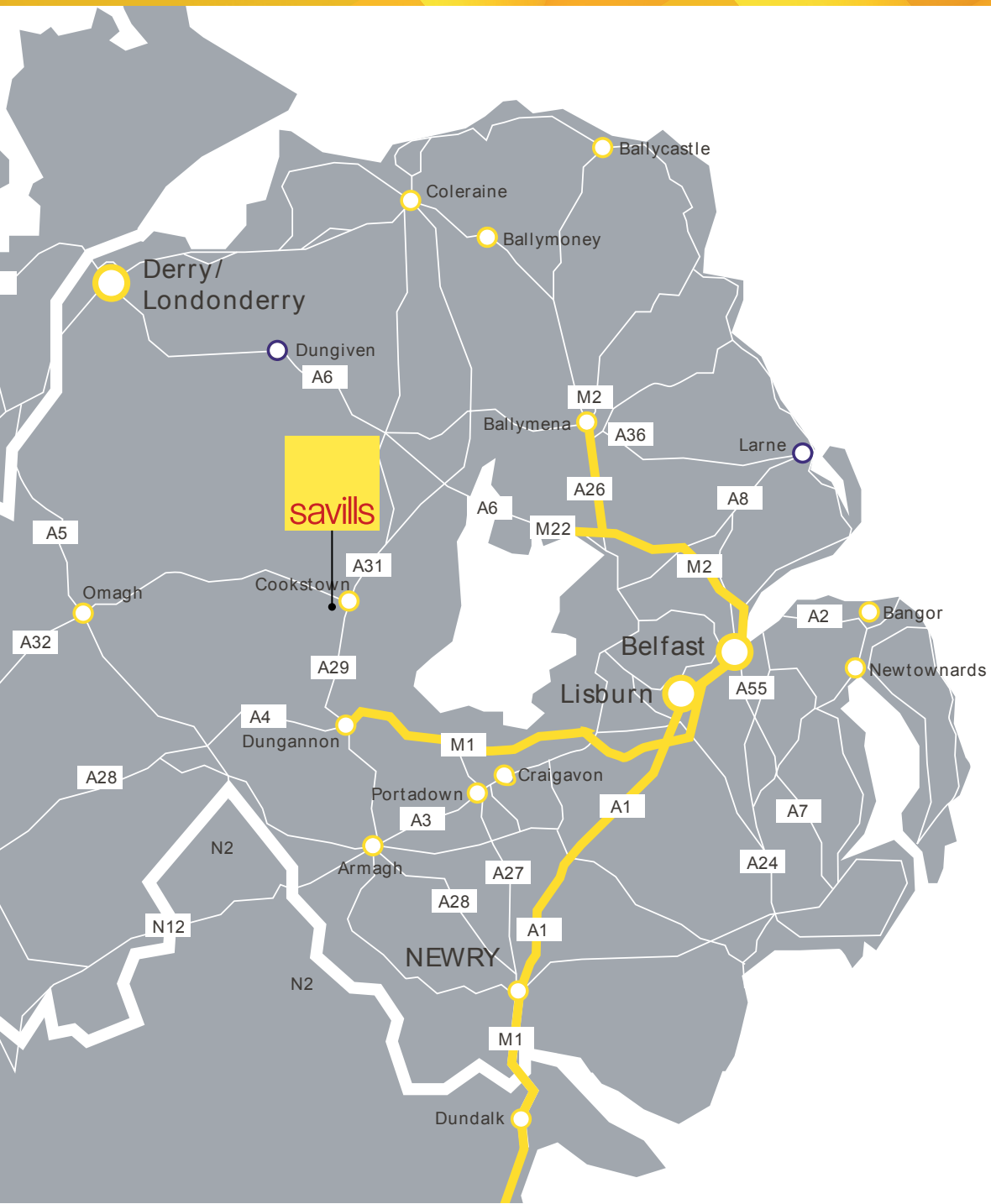
FOR SALE / TO LET

# Kilcronagh Industrial Estate

Cookstown, County Tyrone, BT80 9HJ

Industrial unit - last remaining 10,690 sq ft (Sub-division considered)





# Location

Situated in the Kilcronagh Industrial Estate, one of Cookstown's key logistic/industrial locations.

The property is located approximately 1.9 miles south of Cookstown town centre and benefits from excellent road links with the M1 motorway located 12 miles south, providing convenient access to Belfast and the A29 providing convenient access to the Mid-Ulster/North-West areas.

The Kilcronagh area is an established industrial location comprising a number of high profile occupiers to include Howdens, Breinar Tiles, Tackle Base, CDE Global and K Cabin.

Distance From	Miles
Cookstown Town Centre	1.9
M1 Motorway	12
Derry/Londonderry	42
Belfast	48
Omagh	26



# Site Layout





## Specification

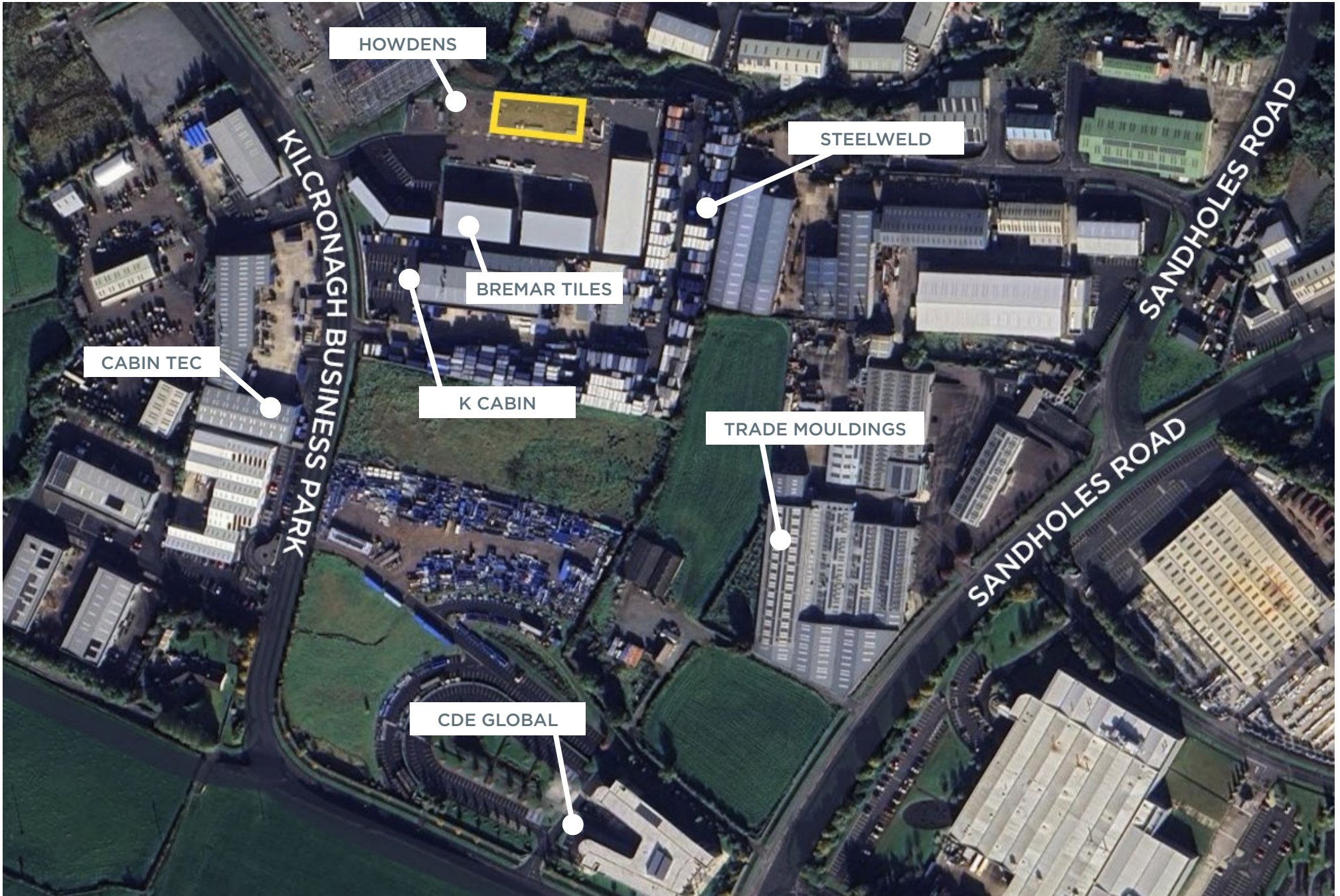
- Up to 8 metre clear internal height.
- Three Phase power.
- Composite aluminium panels.
- Dedicated parking with rear service yard access.
- Electric vehicle charging points.
- Fibre optic broadband will be provided on the site.

## Accommodation

Description	Sq Ft	Sq M
Industrial Unit	10,690	993.13

\*(Sub-division considered)

**Opportunity for end-user to tailor to suit their requirements.**







# Further Information

## PRICE/RENT

On application.

## REPAIRS/INSURANCE

Full repairing and insuring terms by way of a Service Charge (to be confirmed).

## RATES

To be assessed upon completion.

## VAT

All prices quoted are exclusive of VAT.

## EPC

Provided upon construction completion.

## CONTACT

For further information please contact:



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