



**Instinctive
Excellence
in Property.**

To Let

**Distribution/Industrial Unit
56,261 sq ft (5,227 sq m)**

Unit 3, Granville Industrial Estate
90 Granville Road
Dungannon
Co. Tyrone
BT70 1NJ

INDUSTRIAL



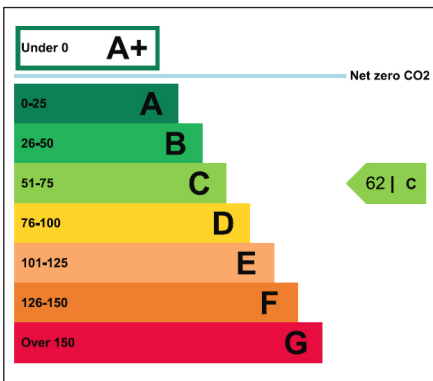
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EPC



Location

Unit 3 is situated within the well established and popular Granville Industrial Estate approximately 2.5 miles south-west of Dungannon, 11 miles east of Ballygawley and 1 mile north of the A4 dual carriageway. Dungannon benefits from excellent transportation links with convenient access to the M1 motorway network which provides a direct link to Belfast. The town also occupies a strategic location at the centre of Northern Ireland and is positioned approximately 42 miles south-west of Belfast.

The immediate locality is industrial in character with the recently constructed Dungannon Business Park located adjacent and neighbouring occupiers to include Linden Foods, Westland Horticulture and Dunbia.

The wider Dungannon area is renowned and home to some of Northern Ireland's major engineering and manufacturing companies with local employers including Terex, Mallaghan Engineering, Moy Park, Dunbia, Linden Foods and Granville Food Care Ltd.

Description

Unit 3 Granville Industrial Estate comprises of a substantial purpose built industrial/manufacturing premises totalling 56,261 sq ft situated on a self-contained site of approximately 2.5 acres.

The premises provides for a substantial manufacturing facility together with an adjoining office and ancillary staff accommodation block with a tarmac/concrete surfaced marshalling and staff car parking area.

The property incorporates three vehicular access points with a minimum door height of 3.79 metres and a maximum height of 5 metres, leading to the versatile facility. Finishes are generally consistent to include a smooth concrete screed floor and fixed surface mounted/suspended fluorescent strip lighting.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Manufacturing Facility	51,454	4,780
Offices	4,807	447
Total Gross Internal Area	56,261	5,227



FOR INDICATIVE PURPOSES ONLY

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £106,550

The current non-domestic rate in the pound for 2021/2022 is £0.513749.

Lease Details

Term: New 5 year lease.
Rent: £5.00 per sq ft plus VAT.
Insurance: The landlord to insure and the tenant to reimburse.
Service Charge: Full repairing and insuring basis.

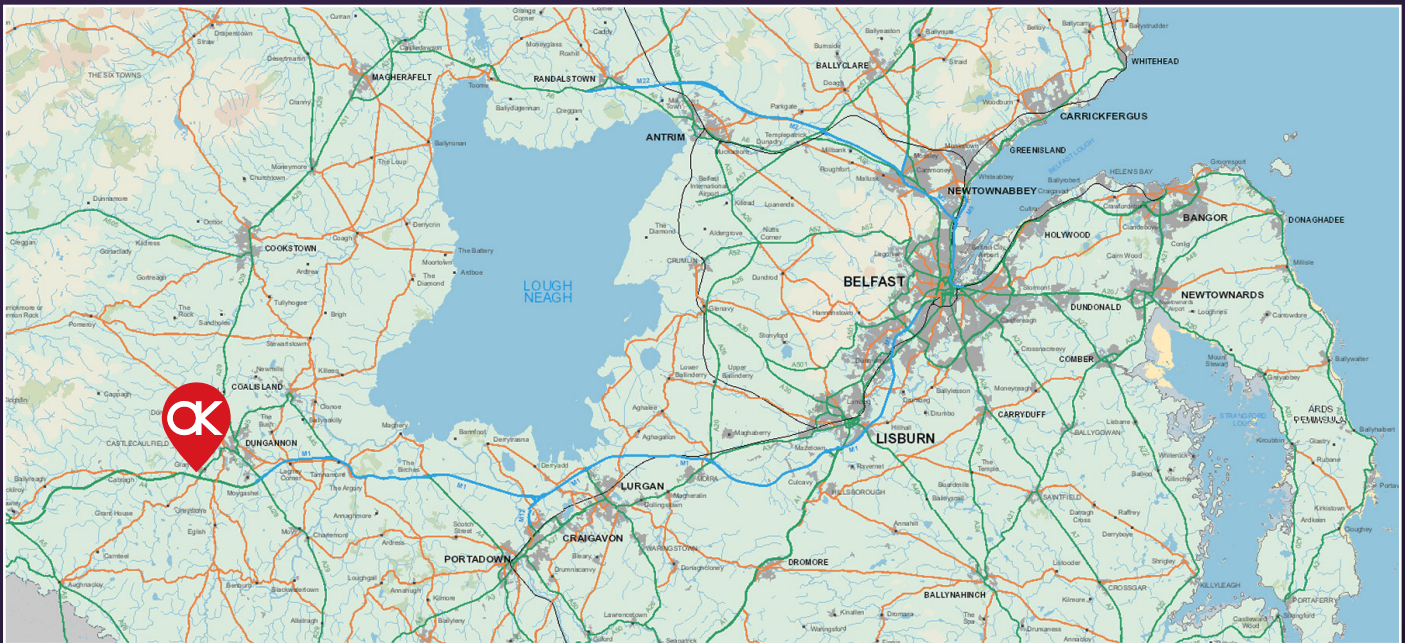
VAT

VAT applicable.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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