

LOCATION

A new development of commercial units occupying a prominent location fronting the M1 motorway at junction 14, Tamnamore and A45 (Coalisland Road) benefiting from a significant volume of passing traffic.

Junction 14 is approximately 7 miles from Dungannon and 36 miles from Belfast, with quick and easy access to both via the motorway. Other occupiers in the immediate vicinity include Crown Paints, Saltmarine, Capper Trading, RK Trucks and Apex.

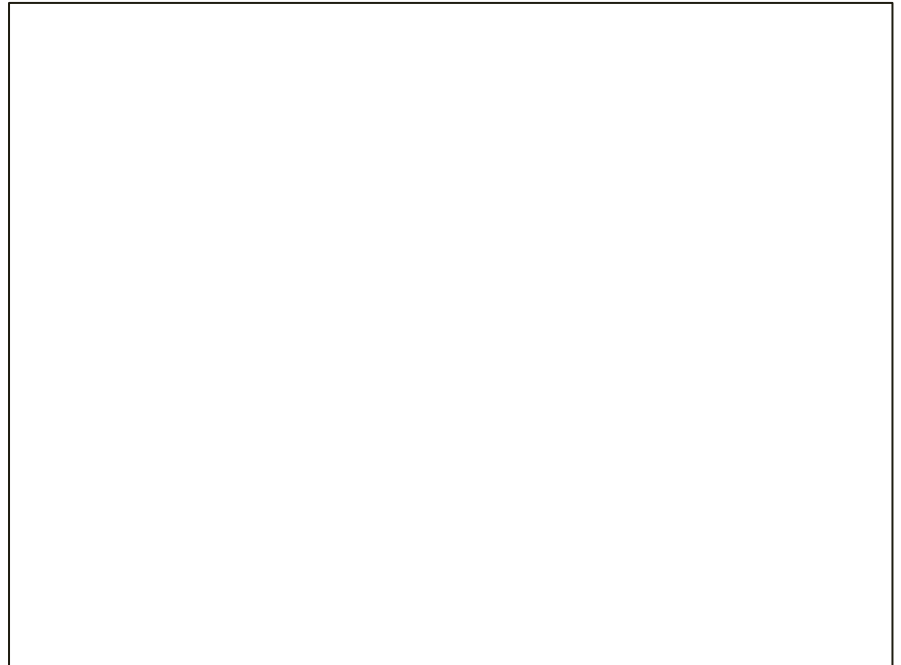
DESCRIPTION

The units are of portal steel construction and can potentially be joined together. Ample car parking is located on-site.



Each unit has concrete flooring, translucent skylight roof panels, electric roller shutter doors and separate pedestrian access. The units are suitable for a wide variety of uses and are left to builder's finish, ready for any occupier to commence fit out works.

Units	Size sq ft	Size Sq m	Status
1	2,900	267	
2	2,540	236	hired
3	2,540	236	Available
4	2,540	236	Let
5	2,900	267	let





LEASE TERMS

Units 3 -£17,780 per annum exclusive

10 year lease

Rent reviews at years 2 and 5

Full repairing and insuring lease

RATES

To be assessed.

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

VIEWINGS

by appointment through joint agents:-

Brian Nixon FRICS

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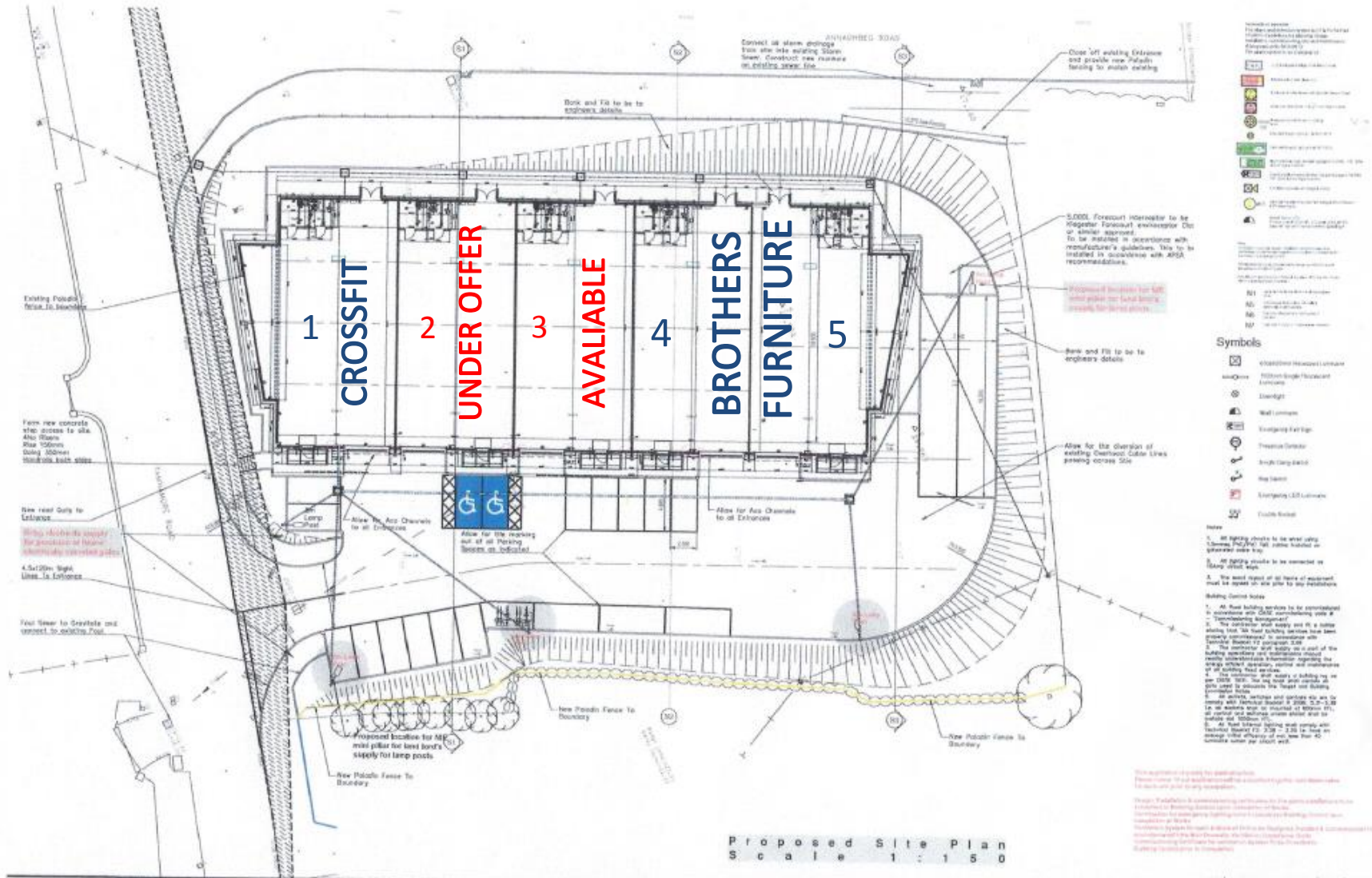
T: 02890441000

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SCHEME LAYOUT



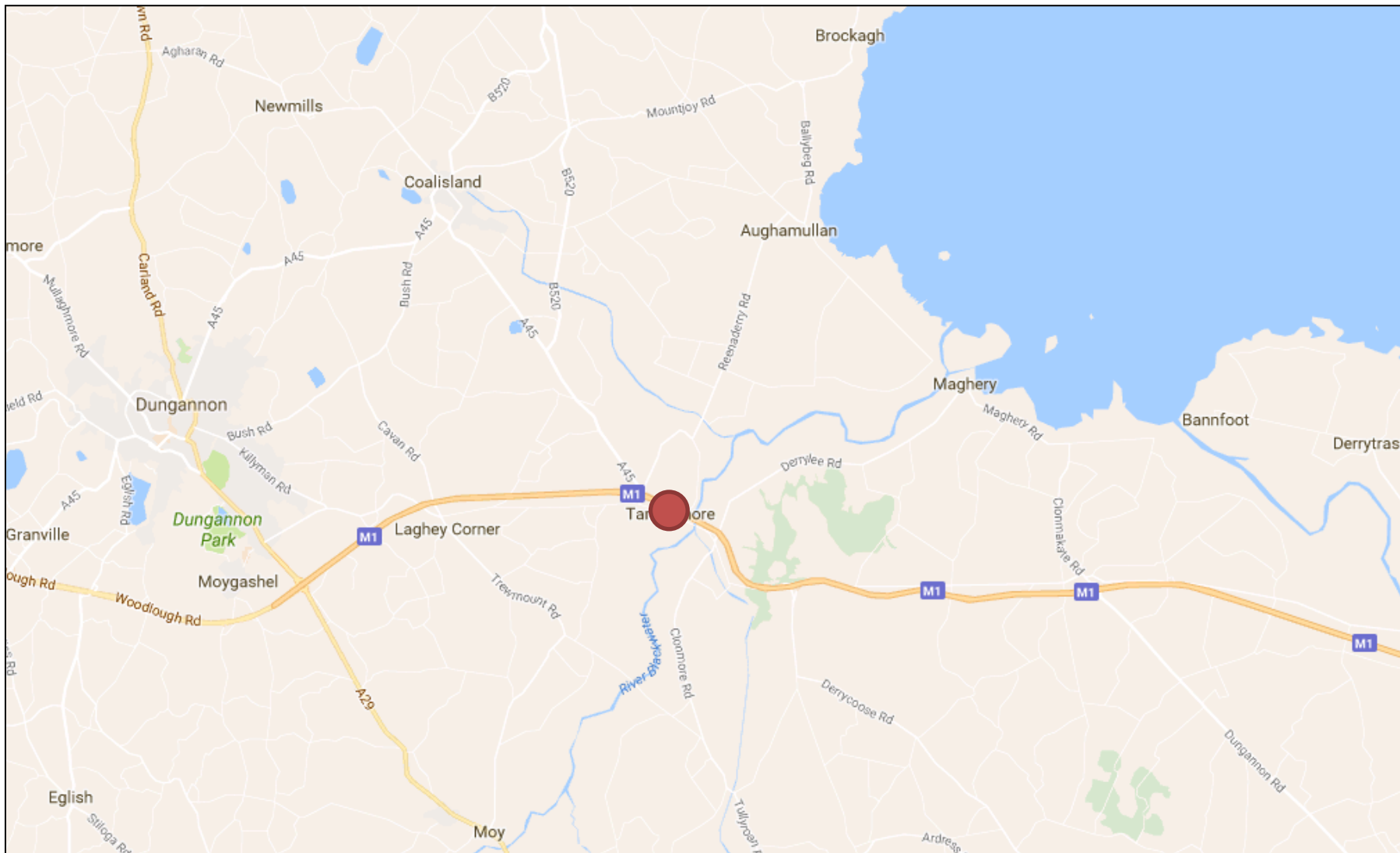
1. This drawing is subject to Planning Approval.
 2. This drawing is subject to Building Control Approval.
 3. This drawing is subject to a specific planning and site survey.
 4. The designer in this drawing remains liable with the client for all services and installations shown on the drawing without approval of the client.

Project Title
 Proposed Warehouses/Units
 Tamnamore Road
 Dunnamon

Rev	Description	Date	Rev. No.
01	Issue for Planning	10/10/2023	1.000

CLARMAN
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LOCATION MAP





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