



Prime Retail Warehouse Scheme

Property Highlights

- Modern purpose built retail warehouse units extending from approximately 5,050 sq ft (469 sq m).
- Standalone restaurant unit of approximately 1,485 sq ft (138 sq m).
- The scheme will occupy a highly prominent position within Cookstown.

For more information, please contact:

Michael Pierce
028 9023 3455
07776 224114
michael.pierce@cushwake-ni.com

Mark McCaul
028 9023 3455
07968 225213
mark.mccaul@cushwake-ni.com

cushmanwakefield-ni.com

Location

Cookstown is located in the centre of Northern Ireland approximately 50 miles west of Belfast, 15 miles from Dungannon, 10 miles from Magherafelt and 30 miles from Omagh. Cookstown provides the principal shopping facilities for the Mid Ulster area and has a population of approximately 35,000 people together with a catchment population of over 95,000 people.

Cookstown is the centre of administration and commerce for the surrounding area with well known local employers include Acheson & Glover, McAleer and Rushe and LCC Group.

Kingsbridge Retail Park occupies an absolutely prime location at the southern entrance to Cookstown on the A28 Dungannon Road.

Description

The scheme will comprise flexible retail warehouse units ranging from approx. 5,000 sq ft to 30,000 sq ft.

The units of steel portal frame construction will be finished to include profile metal clad walls and roof with glazed pedestrian access to the front, roller shutter access to the rear, concrete screed floors and capped services, ready to receive tenants fitout.

A standalone restaurant unit will also be constructed and finished to a shell specification ready for handover.

Accommodation

Description	Sq Ft	Sq M
Unit 1	5,050	469
Unit 2	5,050	469
Unit 3	5,050	469
Unit 4	5,050	469
Unit 5	5,050	469
Unit 6	5,050	469
Restaurant	1,485	138

Lease

Term	By negotiation
Rent	£8 psf – retail warehouse £20 psf - restaurant
Repairs	Full repairing terms by way of service charge
Service Charge	Levied to cover external repairs, maintenance and management of the common parts
Insurance	Tenant to reimburse the landlord in respect of a fair proportion of the buildings insurance premium

Availability

By arrangement.

Rates

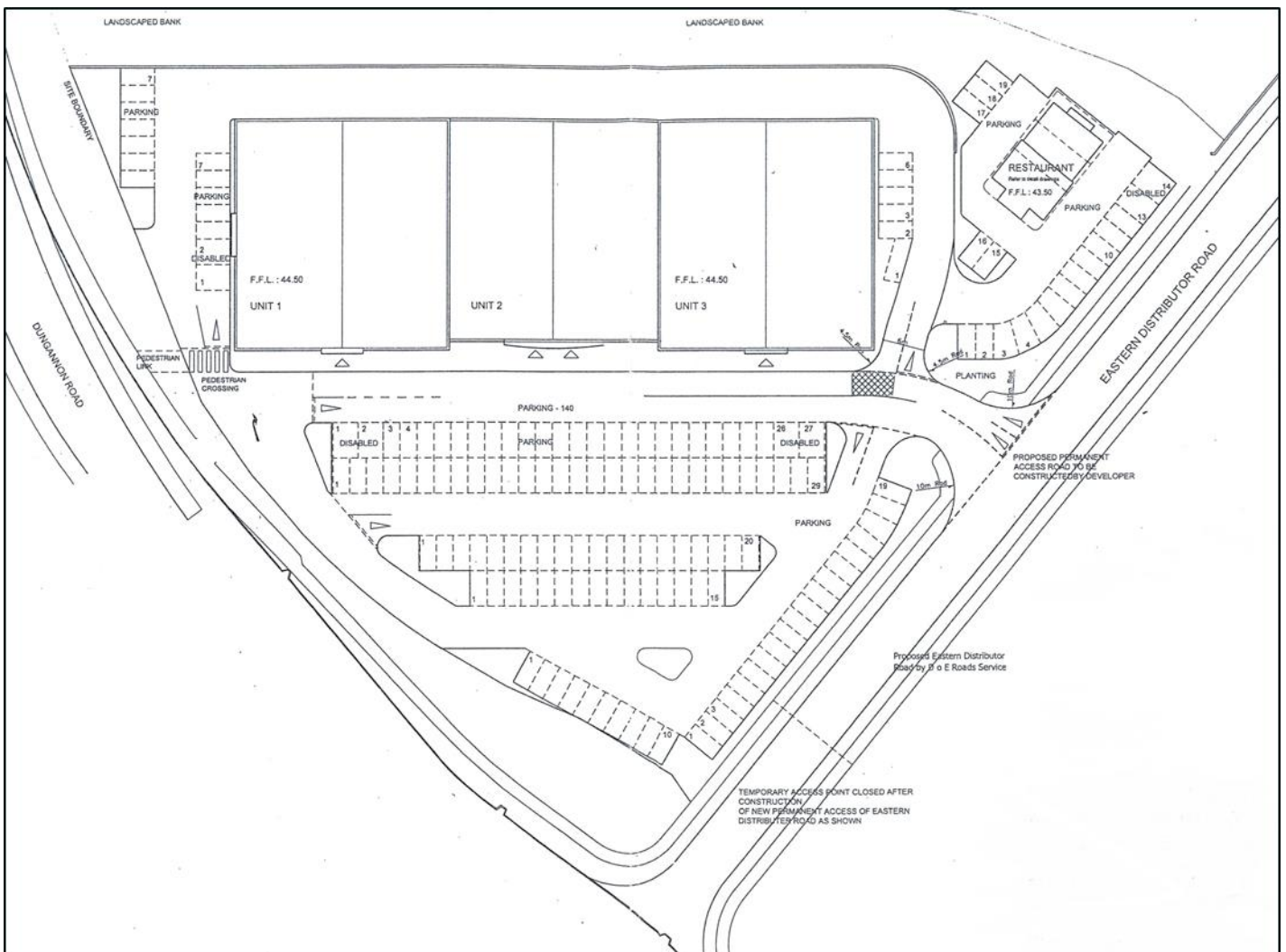
To be assessed.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable at the prevailing rate.

EPC

To be assessed.



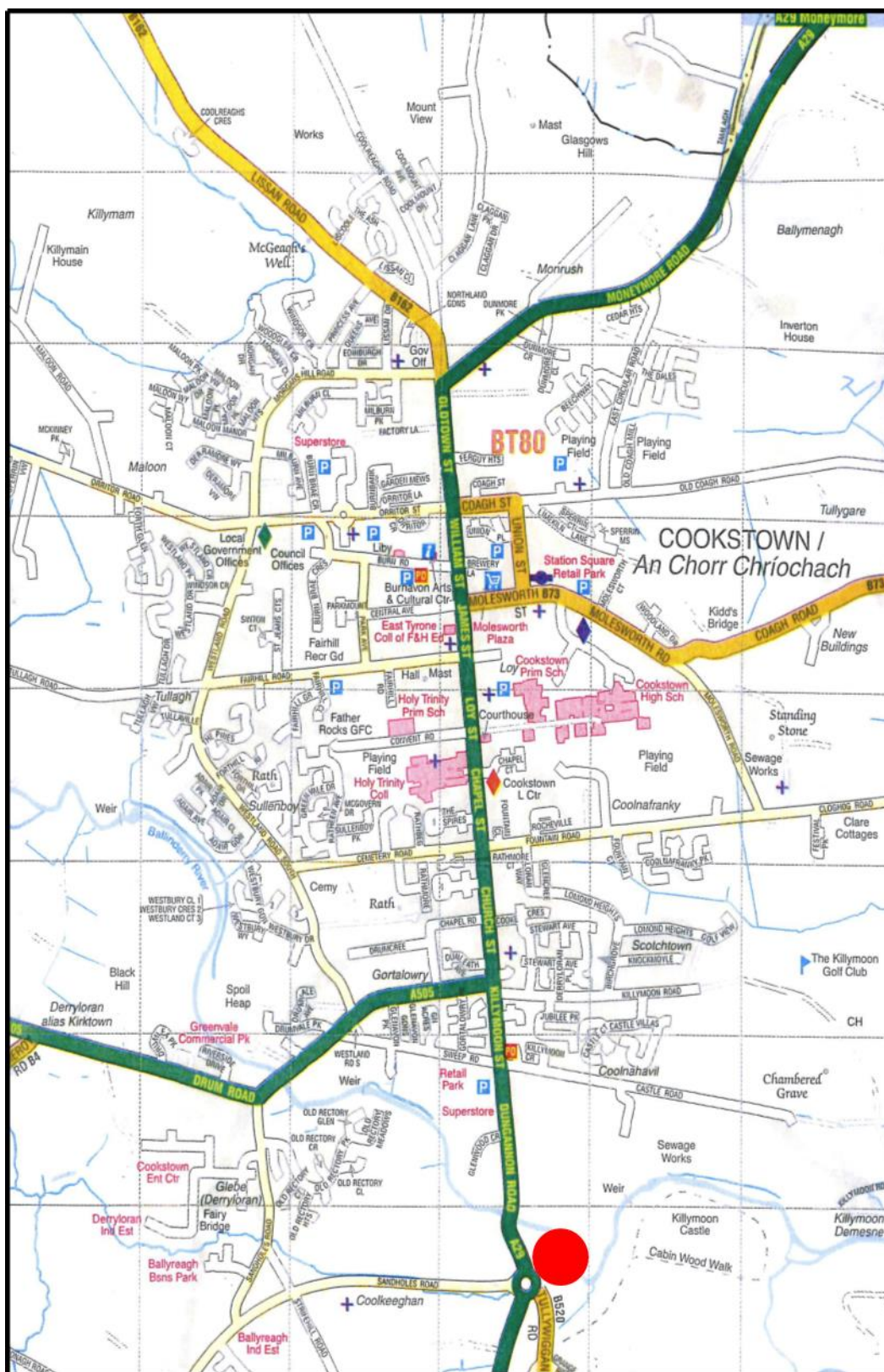


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WAKEFIELD**

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TO LET

Kingsbridge Retail Park, Cookstown



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