

64 Old Moy Road, Dungannon, Co Tyrone, BT71 6PU

For Sale

Manufacturing/Industrial Facility extending to approximately 56,890 sq ft on a site of approximately 17.6 acres



Lambert
Smith
Hampton

Location

The subject property is located on the eastern side of the Old Moy Road, approximately 300m northeast of its junction with the Moy Road. Dungannon is located approximately 4.5km northwest whereas Moy is located approximately 3.5km southeast. The surrounding area is characterised by agricultural farmlands.

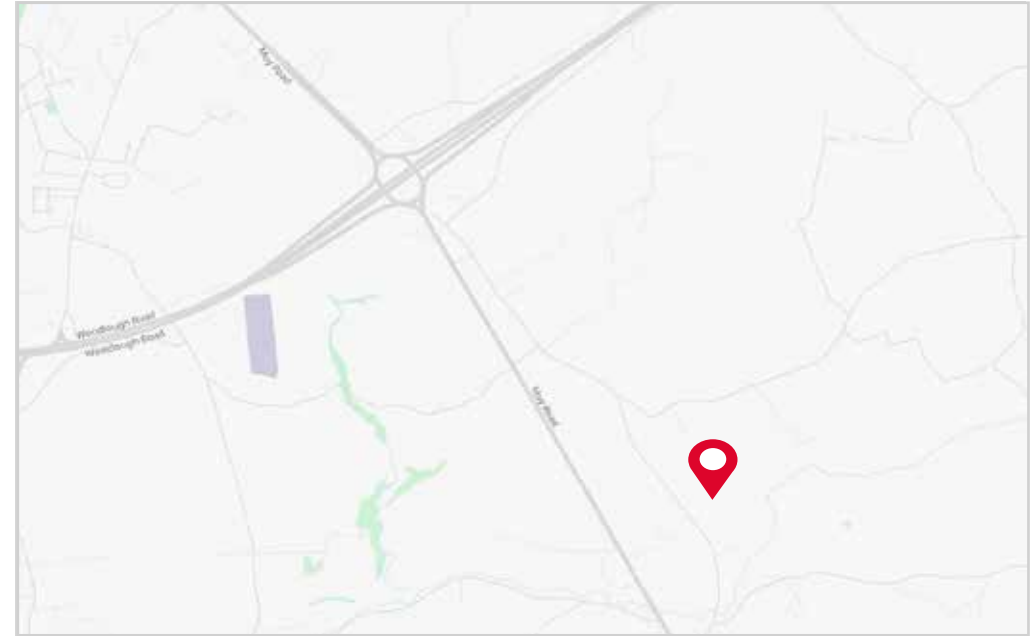
- 45 miles from Belfast Port
- 64 miles from Larne Port
- 93 miles from Dublin Port
- 41 miles from Belfast International Airport
- 45 miles from George Best Belfast City Airport
- 88 miles from Dublin Airport

Description

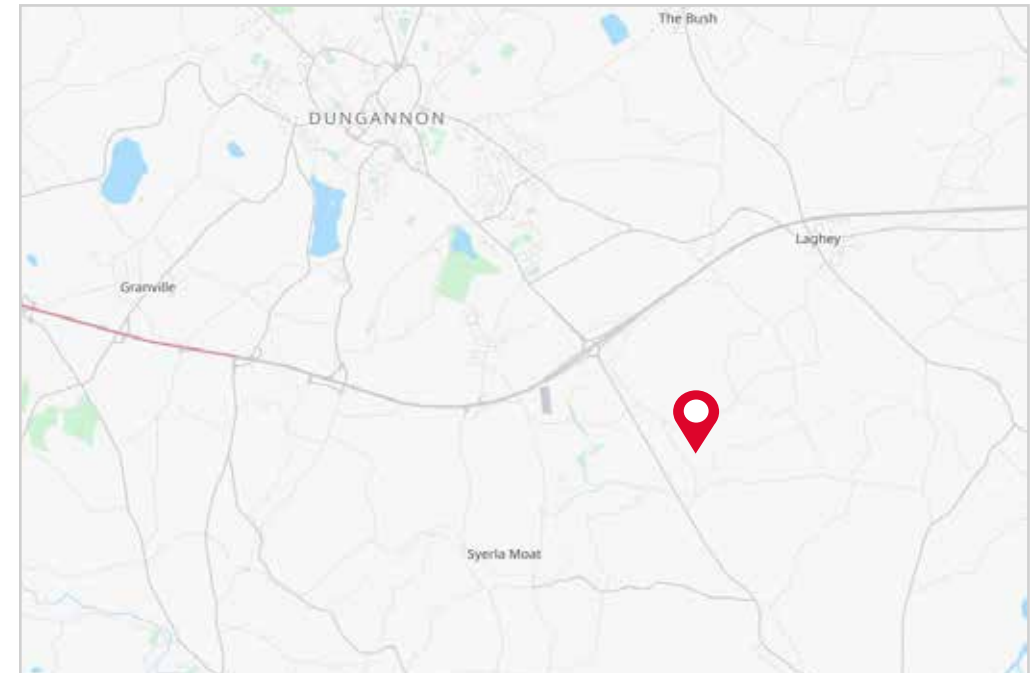
The subject comprises a large, irregular shaped site comprising a range of commercial buildings used for the production of concrete products. The buildings vary in size, age and construction with the most modern building being the office/showroom located at the entrance to the facility. The facility comprises approximately 56,890 sq ft of buildings on a site size of approximately 17.6 acres.

Schedule of Accommodation

	Size Sq Ft	Szie Sq M
Production Office	511	47.5
External Conference Room	257	23.9
Showroom/Offices	4,225	302.5
Canteen	340	31.6
Despatch Office	255	23.7
Heritage Brick Plant	23,626	2,194.8
Heritage Brick Plant (Return)	1,606	149.2
Triple Shed	583	54.2
Sample Shed	420	39
Cutting Shed	672	62.5
Pigment Store	286	26.6
Garage	2,982	277
Besser Plant	11,333	1,052.9
Kiln	9,795	910
TOTAL	56,890	5,285.4



For Indicative Purposes Only









64 Old Moy Road, Dungannon, Co. Tyrone, BT71 6PU









Title

The site is part registered freehold with the balance unregistered as a fee farm grant.

Maximum Import Capacity (Power Supply)

Offices: 71 KVA
Warehouse / Yard: 519 KVA

Prospective purchasers are advised to make their own enquiries in relation to power.

Sale Price

Asking for offers in excess of **£3,500,000 (Three Million, Five Hundred Thousand Pounds Sterling)** exclusive.

Stamp Duty

This will be the responsibility of the purchaser.

Rates

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

Net Annual Value: £175,450
Rateable Value in £ 22/23: £0.52291
Rates Payable: £91,745 per annum

The property may be classified by Land and Property Services as an industrial hereditament.
We would advise prospective purchasers to make their own enquiries in relation to same.

Energy Performance Certificates

	EPC Rating
Building 1	E101
Building 2	E121
Building 3	C67
Building 4	C63
Building 5	E105
Building 6	E117
Building 7	E114

A copy of the certificates can be provided upon request from the agent.

Value Added Tax

We are advised that the subject property is not registered for VAT, therefore VAT will not be payable in addition to the purchase price.

Further Information



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