



TO LET

Modern Manufacturing / Distribution Unit of C. 21,593 sq ft within a Secured Yard

40 Curragh Road, Dungiven, BT47 4SE

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LOCATION

Dungiven is a small town within the Causeway Coast and Glens Borough Council with a population of 2,040 people per the 2011 census.

The town is strategically located beside the new A6 which provides excellent access to Derry and Belfast.

The subject property is in a desirable location on the outskirts of the town and has excellent frontage onto the Curragh Road.

Neighbouring occupiers include Compass Windows and Doors, Berko Pod Systems and IFL Crane.

DESCRIPTION

The subject comprises a c. 21,593 sq ft of warehouse accommodation currently under construction. The warehouse is of a steel portal frame construction which is enclosed by a double skinned insulated cladding. Three-Phase electric 200KVA available to the unit.

Internally the warehouse benefits from an eaves height of 29.5 ft, a screed concrete flooring, translucent light panels and 8 no. electric roller shutter doors of c. 21ft x 22ft and 1 no. door of 32ft x 22ft.

The property is accessed via a gated entrance on the Curragh Road and the property is surrounded by a generous marshalling area.

The property can be taken as one unit or split to suit various requirements.

There is also an option to avail of external storage space if required.

ACCOMMODATION

Description	Area sq m	Area sq ft
Subject Building	C. 2,006 sq m	C. 21,593 sq ft
Eaves Height	C. 9 sq m	C. 29.5 sq ft



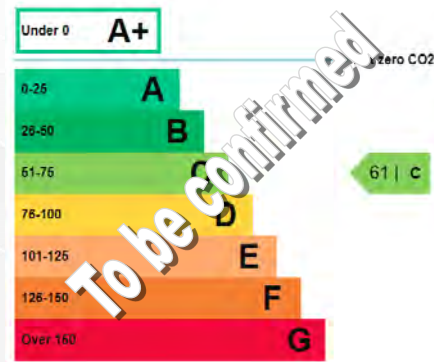
LEASE DETAILS

RENT: Price on Application
TERM: Negotiable
INSURANCE: Landlord to pay the annual premium and tenant to reimburse with a fair proportion of the premium.
REPAIRS: The property will be let on a full repairing and insuring basis.
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV for the subject is to be assessed.
All prospective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE NO:C3768

CONTACT DETAILS

MICHAEL BURKE
michael.burke@okt.co.uk

07872 055 552

ROSS PATTERSON
ross.patterson@okt.co.uk

028 7034 4244

OKT.CO.UK

