

A large industrial building with corrugated metal siding. The building has a long, low profile with a slightly pitched roof. The siding is a mix of light blue and grey. A large, closed roller door is visible on the right side of the main section. There are several small windows and doors, some with security bars. The ground in front is a flat, paved area. In the top right corner, there is a yellow triangle with the text 'OK T' in black.

OK
T

FOR SALE (MAY LET)

**Unit 1B McClean Rd, Campsie Business Park,
Eglinton, Derry BT47 3XX**

Well situated commercial storage unit extending to c. 5,700 sq ft (529.5 sq m)

LOCATION

Located just 5 miles to the east of Derry City and only a few minutes drive from the City of Derry Airport, Campsie Business Park offers an ideal base for a wide range of business users, with the benefit of strategic placement just a short distance off the Clooney Road which has excellent connections to the recently added major trunk road that is the new A2 dual carriageway. The park provides seamless access to regional and cross-border markets.

Campsie is home to a wide range of national and local businesses, with a plentiful supply of good quality commercial / industrial units, showrooms, and service providers, making it a well-established hub for business. Public transport links, including regular bus routes, further enhance connectivity.

Set close to the vibrant community of Eglinton, a well known small town with nice restaurants, cafes and other local amenities all of which benefit the Campsie area as a whole with all that Derry City has to offer all within 15 minute drive back into the city of course including Ebrington Square, St. Columb's Park and the historic walled city with many shopping and eating opportunities creating a good balance between work and lifestyle.

DESCRIPTION

The available unit in this instance benefits from a combination of good floorspace and generous eaves height throughout and is as such suitable for all manner of industrial purposes to include storage, distribution etc. with potential for other commercial uses subject to relevant planning consent where required.

Unit accessed and secured by an industrial roller shutter doorway and pedestrian doorway. There are the previous tenants office kitchen and WC facilities in place although you may wish to upgrade these depending on use going forward.

ACCOMMODATION

DESCRIPTION

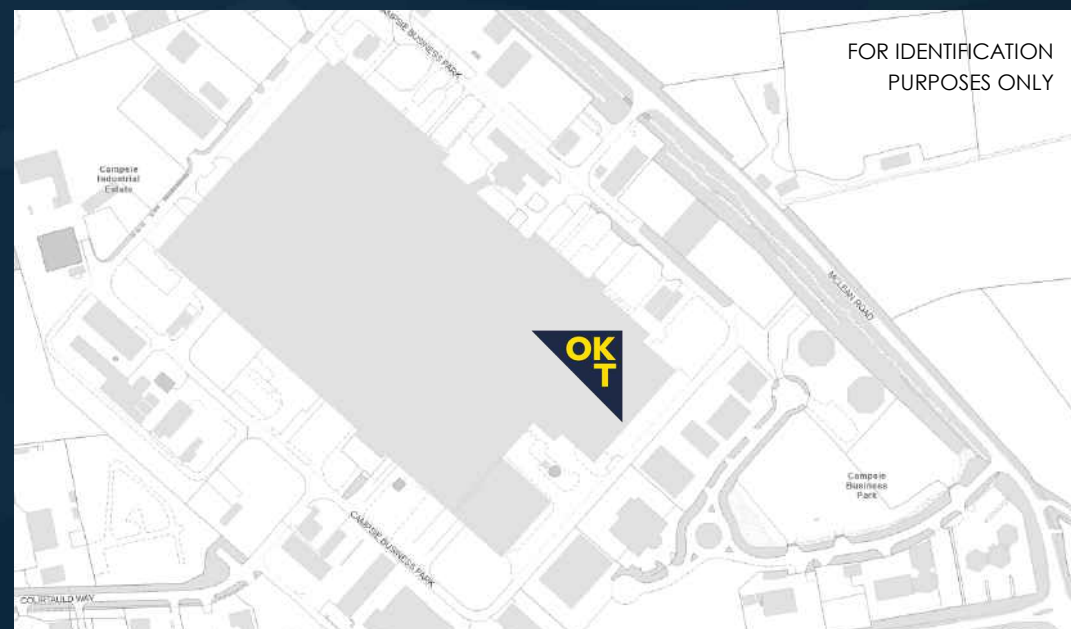
Main warehouse Unit – (Inclusive of office and toilet block) GIA

AREA (SQ M)

529.5

AREA (SQ FT)

5,800



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.

SALES DETAILS

PRICE: Seeking offers around £175,000
TITLE: Assumed long leasehold, subject to annual ground rent
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

LEASE DETAILS (AS AVAILABLE)

RENT: £17,000 p.a.
TERM: New 5 year lease
REPAIRS: Tenants to be responsible for all internal and external repairs and maintenance.
BUILDING INSURANCE: Tenants to reimburse landlord for a fair proportion of Building Insurance costs and any other items.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £10,100.

Estimated rates payable in accordance with LPS Website:
£7,018.42

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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