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FOR SALE

**22 Windyhill Road, Aghanloo, Limavady, BT49 0JW**

Modern warehouse / office premises, c. 20,000 sq ft placed on a 1.1 acre site

FOR IDENTIFICATION PURPOSES ONLY

On the instructions of  
Ronan Duffy and James Green of

**M<sup>c</sup>CAMBRIDGE DUFFY**  
INSOLVENCY PRACTITIONERS



# LOCATION

Limavady is a traditional former market town situated approximately 15 miles east of Derry City and c. 14 miles to the south west of Coleraine.

The subject is located in Artikelly, off the Windyhill Road, approximately 2 miles north of Limavady. Aghanloo Industrial Estate and Windyhill Retail Park are in close vicinity to the subject, nearby occupiers include The Hill Restaurant, McClarey's Carpets, Kingsbury Packing, Moving on Up, Sandy Arthur Training Services and Limavady Agri & Build Supplies.

# DESCRIPTION

The property is a modern warehouse / office building within a 1.1 acre site in a well-established industrial location on the outskirts of Limavady.

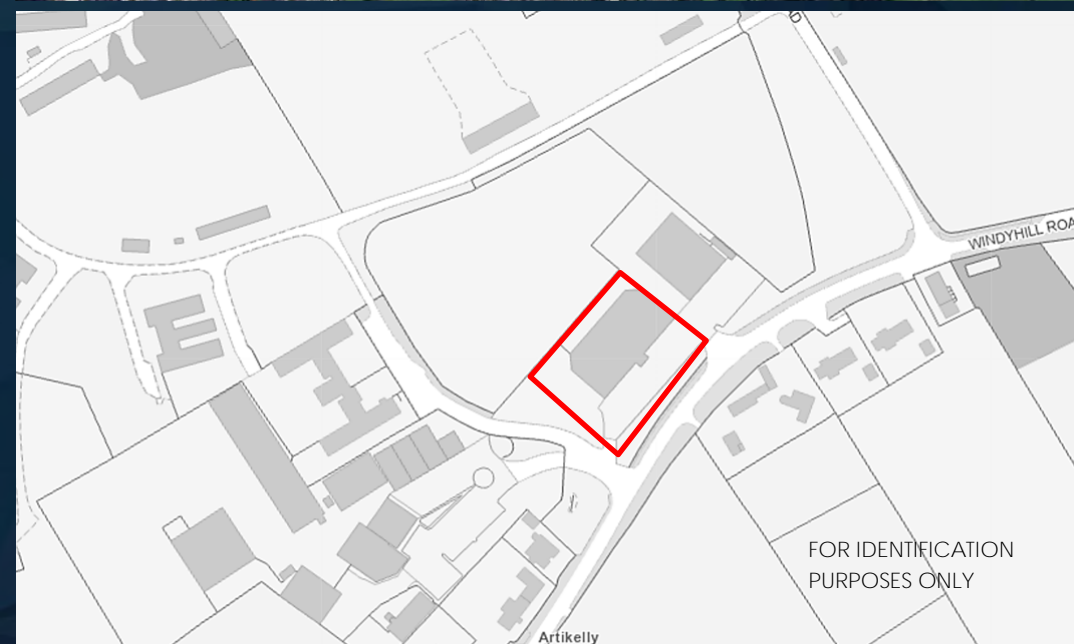
The warehouse is split into 3 areas for manufacturing and storage with 2 no. electric roller shutters. Off the main warehouse there are staff facilities, reception area and a meeting room.

The first floor office accommodation comprises a range of open plan and private offices, which are served by a stair lift. Heating within the main warehouse is via storage heaters, while the offices are serviced by air conditioning systems.

Within the site there are parking facilities for c. 42 cars and an enclosed yard to the rear of the unit secured by palisade fencing.

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Reception	26.7	287
Meeting Area	53.1	572
Store	66.6	716
Warehouse	1,194.9	12,862
Canteen	39.1	420
Store	16.8	181
Timber Mezzanine	139.7	1,540
<b>FIRST FLOOR (Offices)</b>	323	3,482
<b>TOTAL ACCOMMODATION</b>	<b>1,860.3</b>	<b>20,024</b>







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Modern c. 20,000 sq ft warehouse / office premises  
situated on a c. 1.1 acre site





# SALES DETAILS

PRICE: Price on Application  
TITLE: Assumed freehold / long leasehold  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

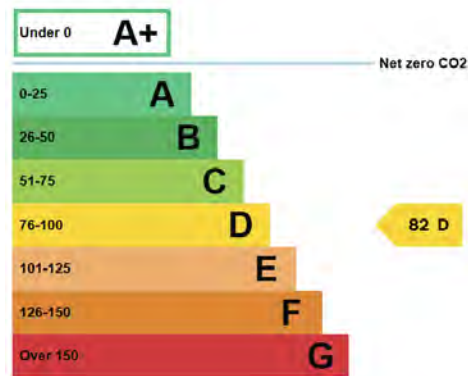
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £46,650

Estimated rates payable: £28,220.87

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



## 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/uksl/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.

REF: C4938

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 [okt.co.uk](http://okt.co.uk)

MICHAEL BURKE

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OKT

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.