



OK
T

FOR SALE

Campsie West Business Park

40 Courtauld Road, Campsie, BT47 3DN

7 No. detached new build industrial / commercial units ranging from 176 m² (1,898 sqft) to 200 m² (2,162 sqft) each.

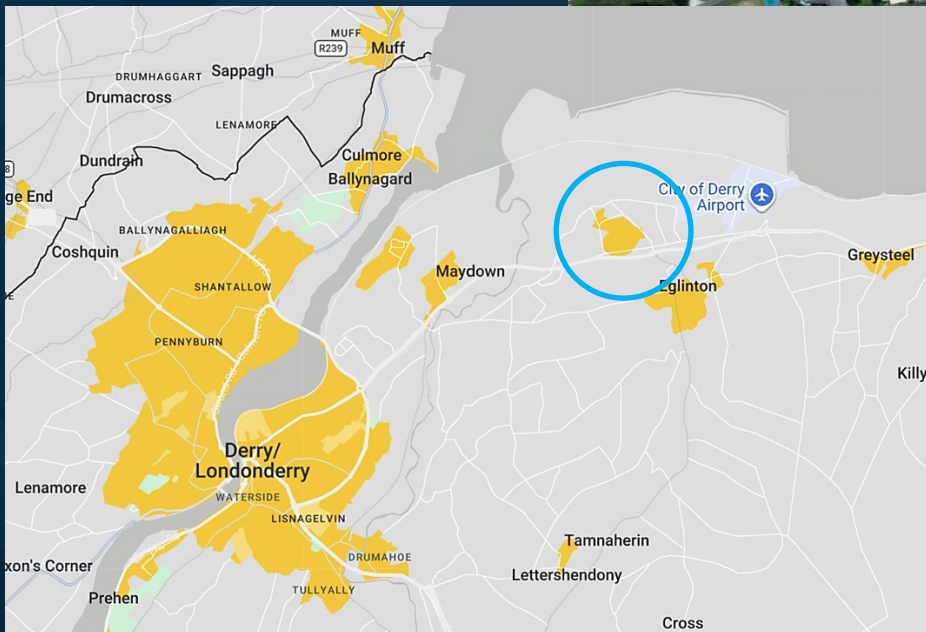
Available as a whole or in separate lots

LOCATION

The subject property is located in Derry / Londonderry which is the second largest City in Northern Ireland with a regional population of c. 342,000 people.

The subject site is located on the Courtauld Road in the established and highly sought after Campsie Industrial Estate, positioned approximately 6 miles east of Derry City, the second largest city in Northern Ireland.

The location benefits from an excellent road infrastructure as well as being in close proximity to Foyle Port, City of Derry Airport and the border with the Republic of Ireland.



C. 6 MILES

TO DERRY CITY

C. 70 MILES

TO BELFAST CITY CENTRE

C. 20 MILES

TO STRABANE

DESCRIPTION

The completed development will provide 7 detached commercial units.

The units will be finished internally to developers shell specification, services provided to each building.

All external ground works will be completed to include Stone Mastic Asphalt finish to carparking and footpath areas, with concrete to rear service areas and flank elevations.

C. 6 MINS DRIVE

TO DERRY CITY AIRPORT



PROPOSED ACCOMMODATION

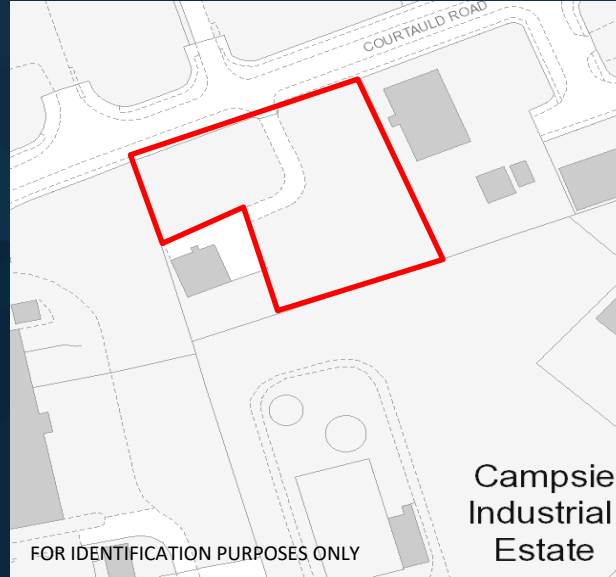
Unit 1	175.9 m2	1,893 Sq Ft
Unit 2	175.9 m2	1,893 Sq Ft
Unit 3	197.6 m2	2,136 Sq Ft
Unit 4	197.6 m2	2,136 Sq Ft
Unit 5	197.6 m2	2,136 Sq Ft
Unit 6	200.9 m2	2,162 Sq Ft
Unit 7	200.9 m2	2,162 Sq Ft

CAR PARKING

61 spaces

SITE AREA

The site extends to approximately 1.3 acres (0.53 ha)



SALES DETAILS

PRICE: On application

The units are available to purchase on an individual basis or collectively as one lot, upon completion .

Construction to be completed and units available for Summer 2027

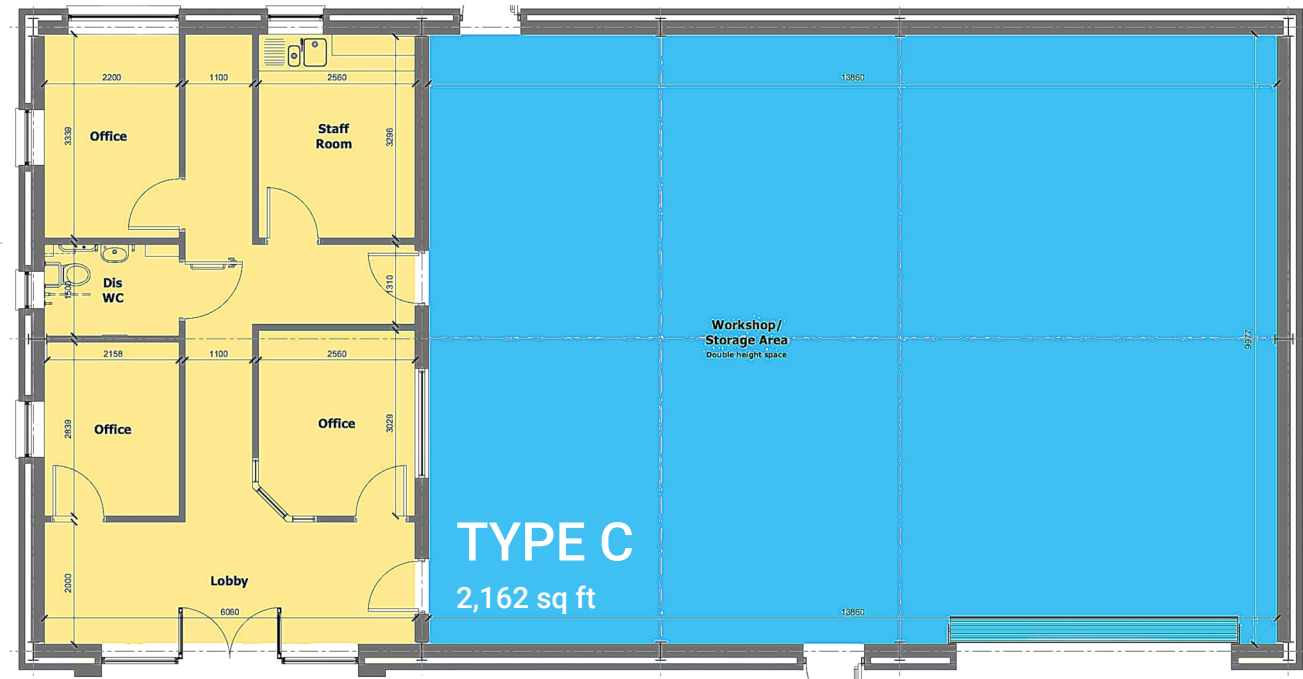
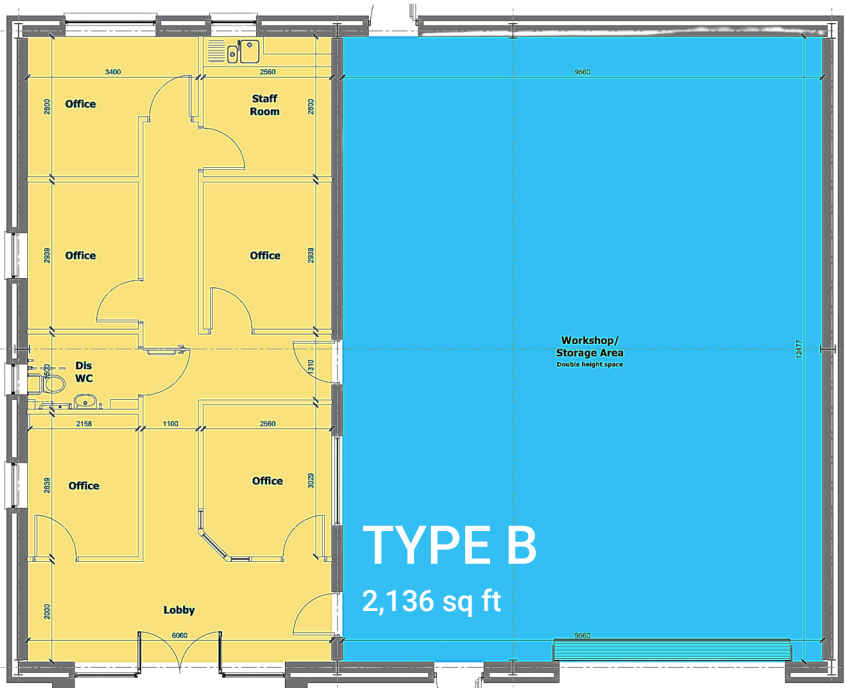
TITLE:

Assumed held under long leasehold title subject to a nominal ground rent.

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.

VAT

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.



FLOOR PLANS

INDICATIVE ONLY



ARTIST'S IMPRESSION

FURTHER INFORMATION



MICHAEL BURKE

07872 055552

michael.burke@okt.co.uk

SITE LAYOUT

INDICATIVE ONLY



ARTIST'S IMPRESSION

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

028 9024 8181 | 028 7034 4244

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 OKT has any authority to make or give any representation or warranty in relation to this property. (iv) OKT has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.