



FOR SALE

Unit 23, Campsie Business Park, Eglinton, Derry BT47 3XX

Commercial Building Shell with Planning now approved for Change of Use to 6 No. Class B2 Industrial Units
(Set within a 0.45 acre plot)

LOCATION / DESCRIPTION

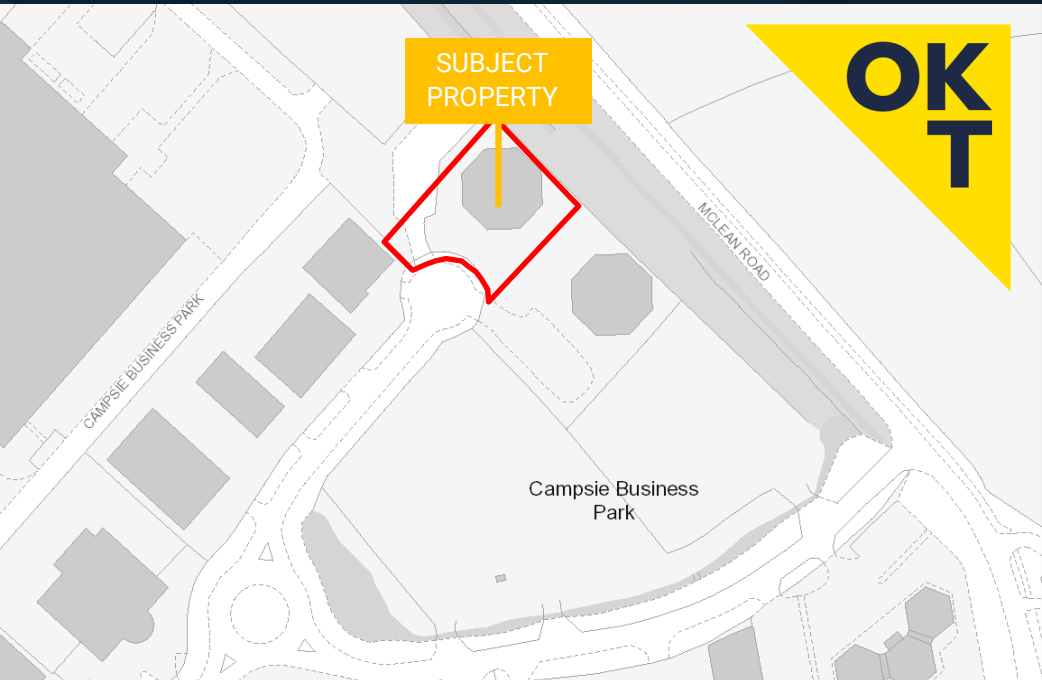
Opportunity to branch out to this very popular location within the North West area only a few miles from Derry City Centre and into Donegal beyond.

The A2 benefits from a high volume of passing traffic and the new dualled roadway scheme has improved access greatly with a new roundabout close to the premises.

The unit is currently shell finished externally in a striking octagonal design with the current accommodation set over ground and first floor. Planning permission ref LA11/2024/0615/F has recently been approved (22 May 2026) for change of use from existing office space to provide 6 No. industrial units (Class B2) to be reconfigured within the existing building.

ACCOMMODATION

DESCRIPTION	AREA (M ²)	AREA (SQ FT)
GROUND FLOOR	557	6,000
FIRST FLOOR	372	4,000
TOTAL ACCOMMODATION	929	10,000



SALES DETAILS

PRICE: We are seeking offers over £150,000

TITLE: Assumed long leasehold with nominal ground rent.

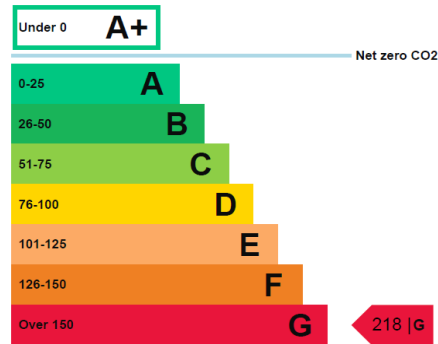
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC DETAILS

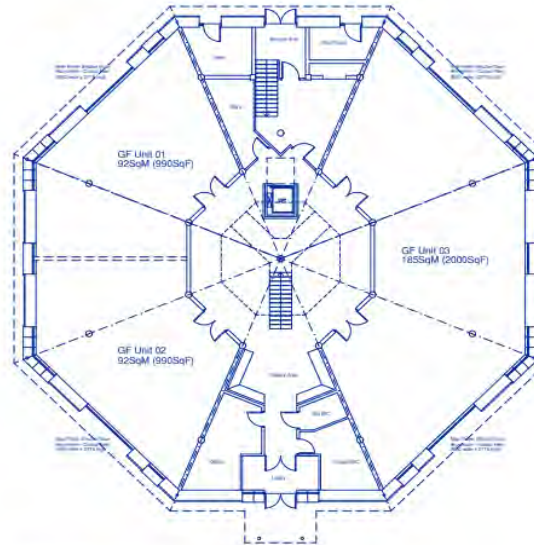
(N.B. this rating will obviously improve when refurbished / building is completed)



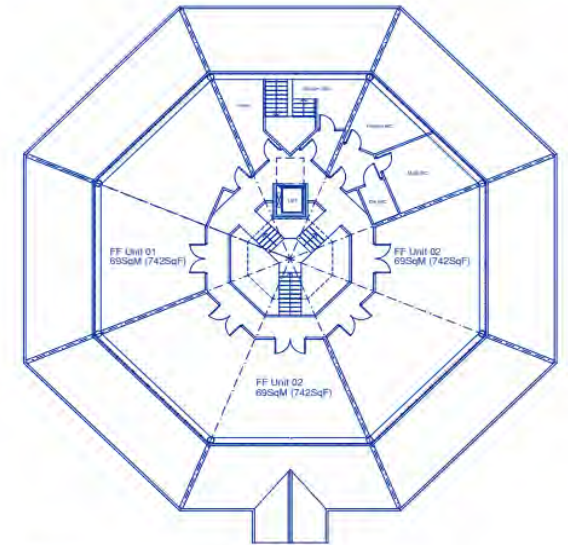
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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/ukxi/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: C4495

FURTHER INFORMATION

For further information / viewing arrangements please contact:

HENRY TAGGART

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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.

**OK
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