



FOR SALE C. 0.45 Acre Plot

Commercial Building Shell with planning pending for change of use to 6 no. class B2 industrial units.

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



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 accommodation over ground and first floor. Planning permission ref LA11/2024/0615/F is currently pending for change of use from existing office accommodation to 6 No. industrial units (Class B2) to be reconfigured within the existing building.

ACCOMMODATION

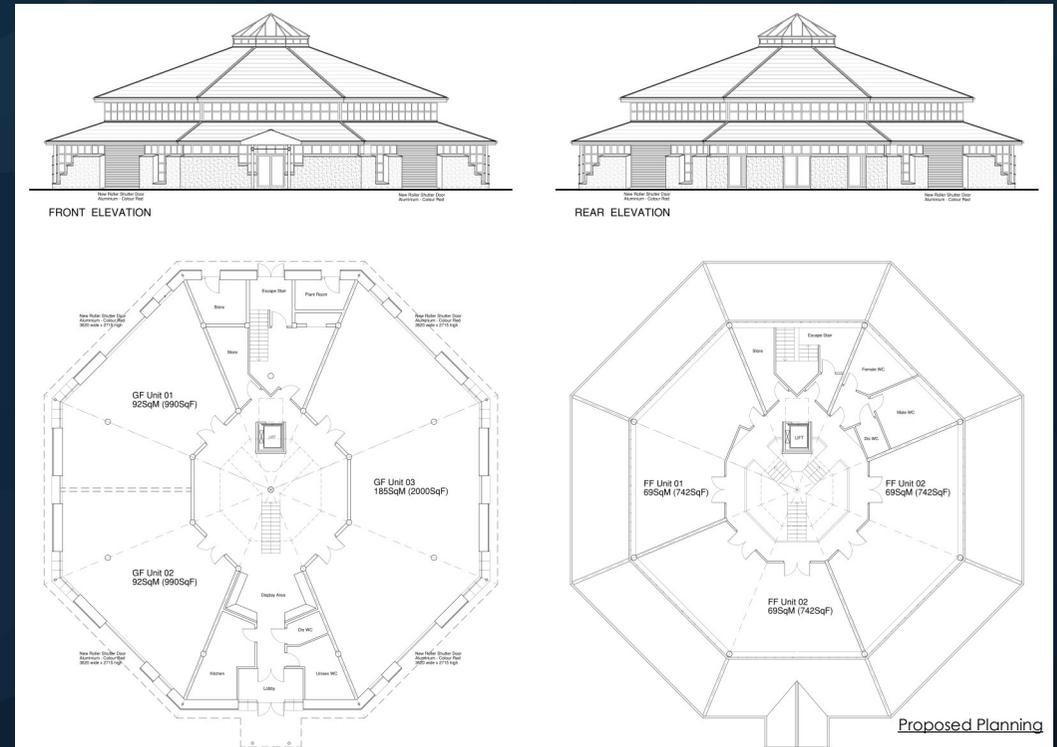
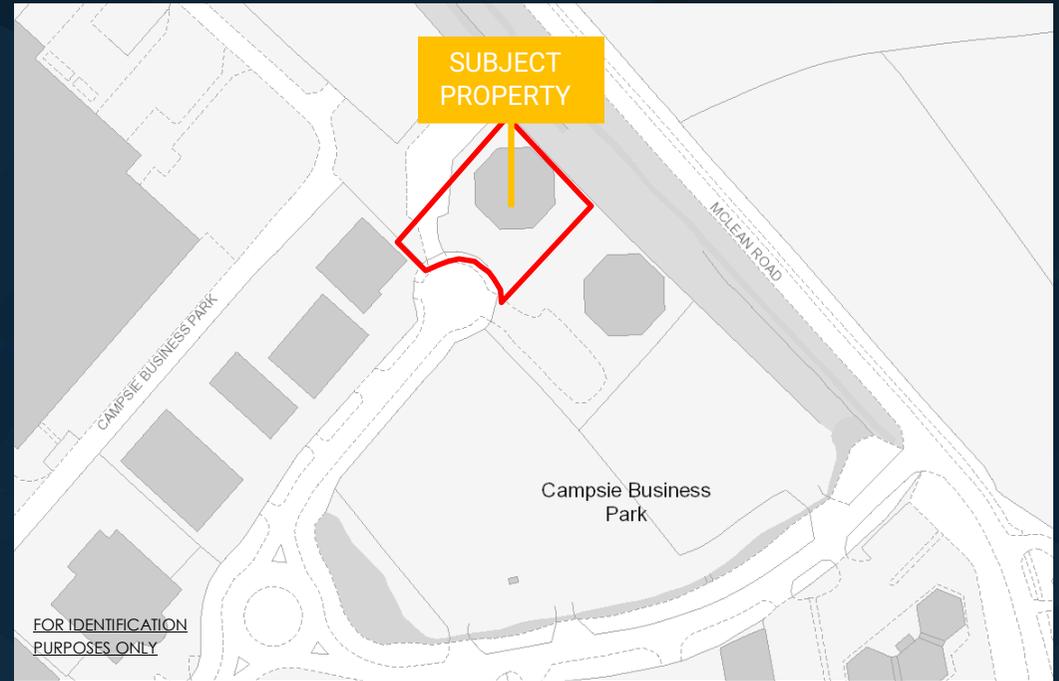
Description	Area m ²	Area sq ft
GROUND FLOOR	557.0	6,000
FIRST FLOOR	372.0	4,000
TOTAL NET INTERNAL AREA	929.0	10,000

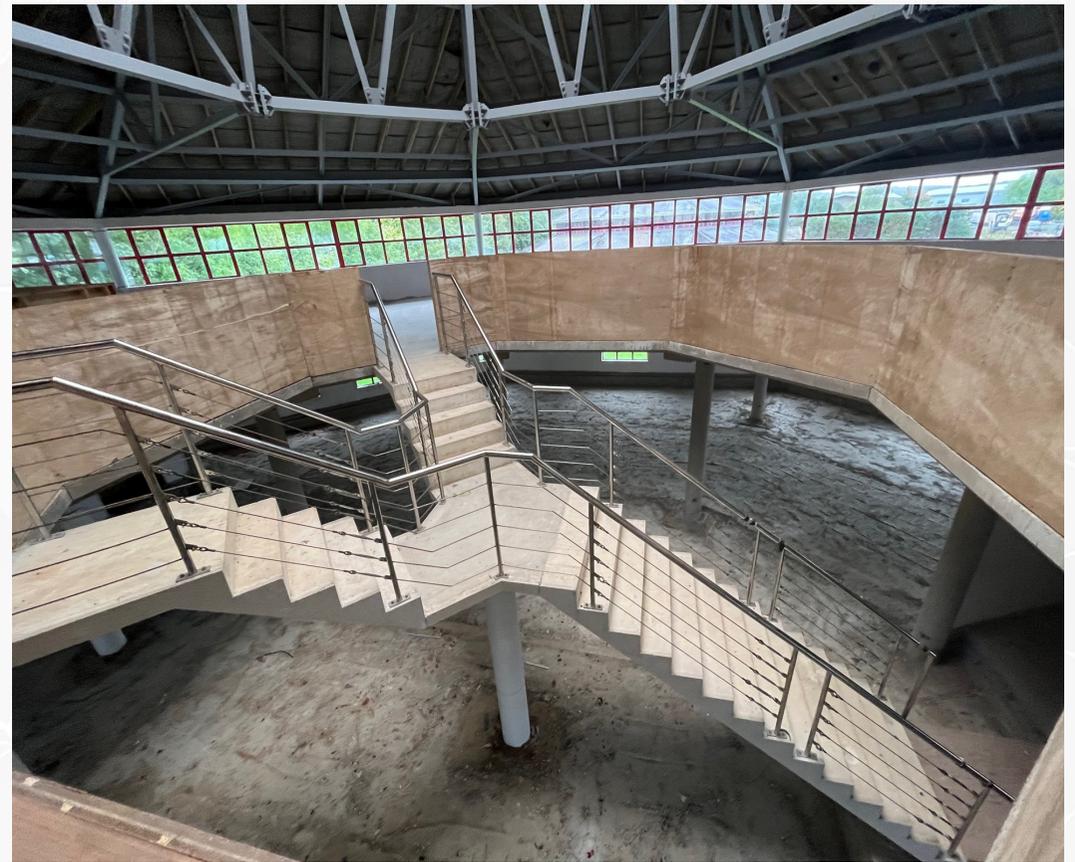
SALES DETAILS

PRICE: We are seeking offers over £170,000.

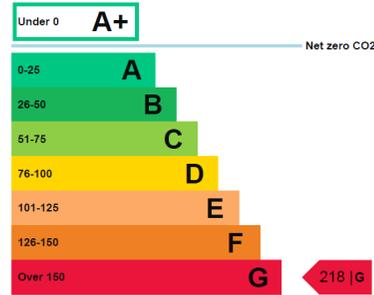
TITLE: Assumed long leasehold with nominal ground rent.

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





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/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.

FILE NO: C4495

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