

Toomebridge Business Park, 54 Creagh Road, Toomebridge, BT41 3SE

For Sale/To Let

Warehouse/Trade Counter Units from 1,518 sq ft - 10,012 sq ft &
Dedicated Compound of approximately 20,000 sq ft



Lambert
Smith
Hampton

Location

- 1 mile from Toomebridge;
- 4 miles from Castledawson Roundabout;
- 7.5 miles from Magherafelt;
- 8.5 miles from M2 Motorway;
- 17 miles from Belfast International Airport;
- 31 miles from Belfast City Airport;
- 104 miles from Dublin Airport;
- 29 miles from Belfast Port;
- 33 miles from Larne Port;
- 110 miles from Dublin Port.

Description

- Steel portal frame;
- Eaves height of 24 ft/7.3m;
- 6no. 5m roller shutter doors;
- External LED security lighting;
- The compound has a dedicated access and includes a pump house and wash bay with interceptor on-site.
- 10% translucent roof lights;
- 33m concrete apron;
- Double hung swing gates;
- Kingspan insulated cladding;
- Blockwork walls to 2m;
- NK perimeter fencing.

Schedule of Accommodation

Unit	Sq Ft	Sq M
Unit 1	3,940	366
Unit 2	1,518	141
Unit 3	1,518	141
Unit 4	1,518	141
Unit 5	1,518	141
Total	10,012	930

Copy floor plans in pdf and cad format is available from the agent.

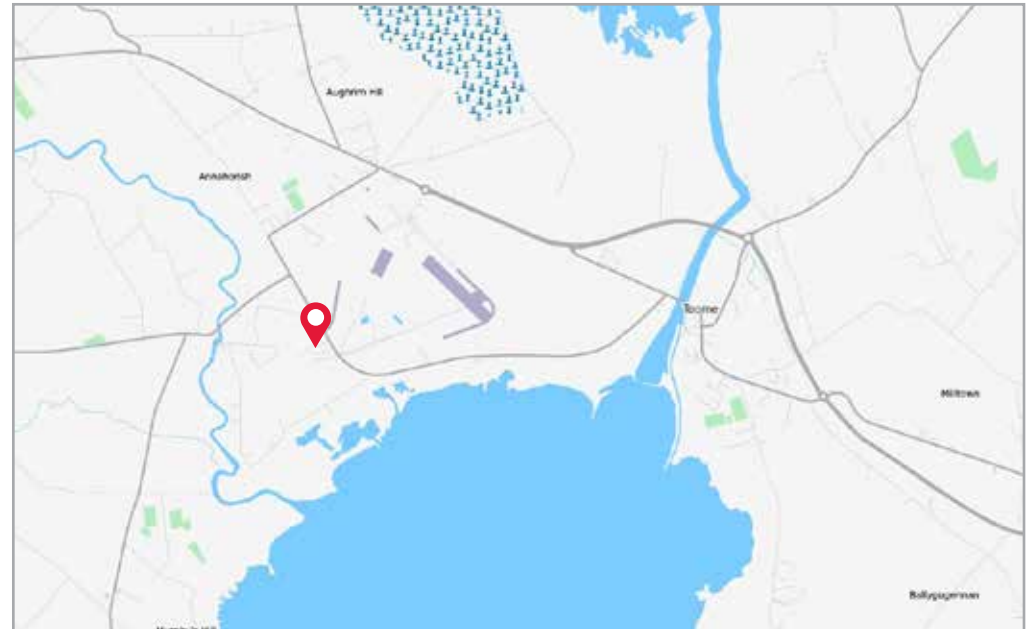
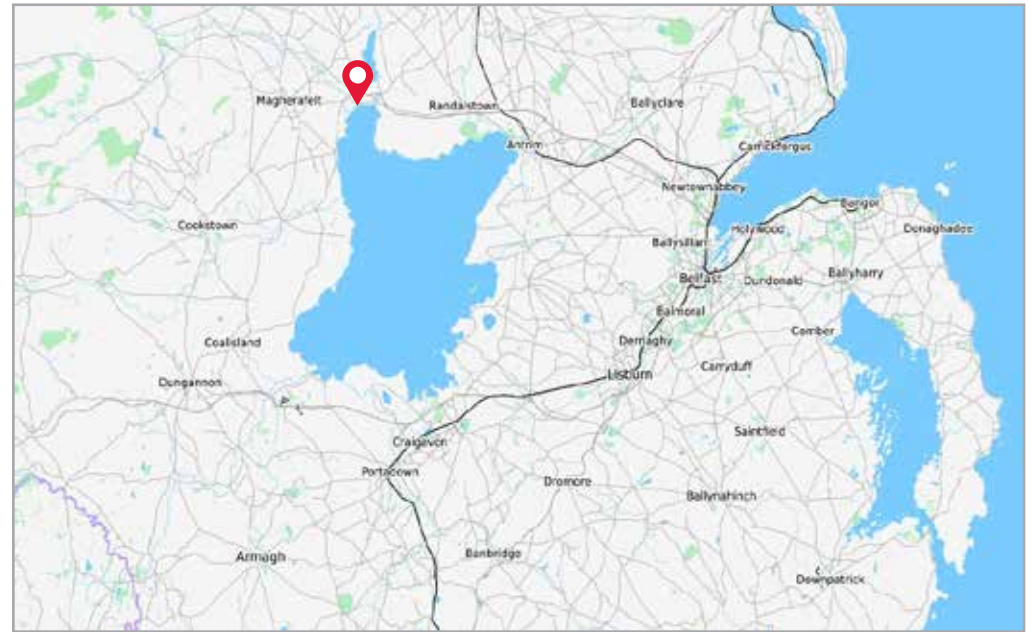
Lease Details

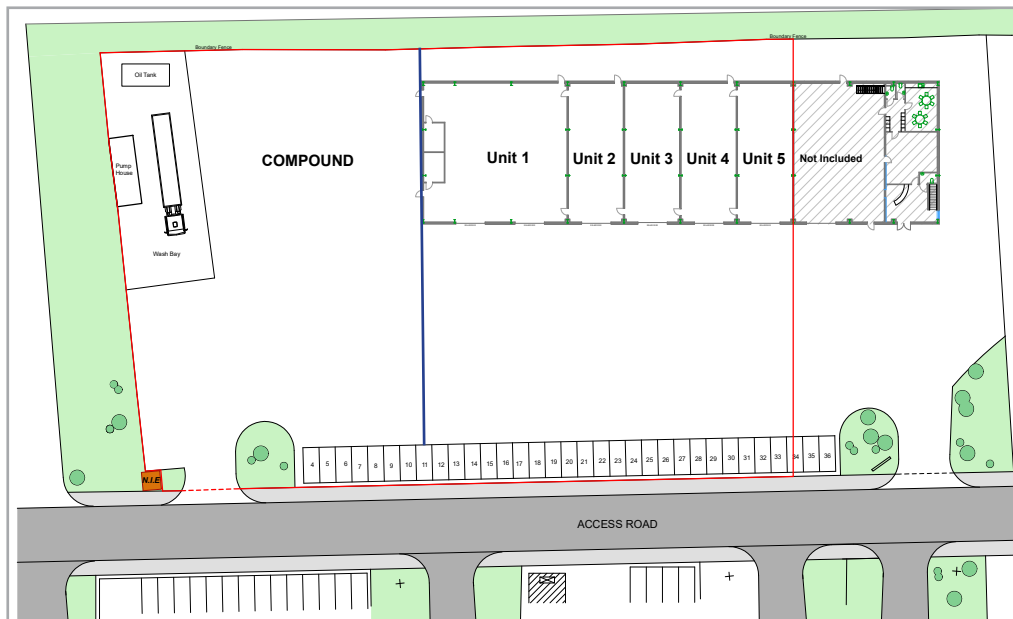
Rent - On application.

Rent Review - 5 yearly.

Repairs - External and internal repairs.

Insurance - The Tenant will reimburse the Landlord with a fair proportion of the buildings insurance premium.





Site Plan



Location Plan





Rates

We have been advised by Land and Property Services of the following:-

Unit	NAV	Rates Payable*
Unit 1	£21,350	£12,582
Unit 2	£24,450	£14,408
Unit 3	£8,500	£5,009

*Rate in £ 19/20 - £0.5893.

Energy Performance Certificate

The property benefits from an EPC rating of E119 and the Energy Performance Certificate is available upon request.

Price

On application.

Stamp Duty

This will be the responsibility of the Purchaser.

Further Information/Viewing Arrangements

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

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