



Country View  
Business Park  
140 Muldonagh Road  
Claudy BT47 4EJ

- Commercial Accommodation
- 30 No. 3 Phase electrical outlets
- The unit currently has the benefit of Air Flow Heating at nominal cost.
- C. 18,000 Sq Ft / C. 1,672 Sq M



## Location / Description

Opportunity to lease excellent commercial accommodation, located in a central rural location only 1 mile off the A6 Foreglen Road main arterial route between Belfast and Derry, some 6 miles from Dungiven and 12 miles from Derry City.

Fit out internally includes 30 no. 3 phase electrical outlets, fire alarm, CCTV and external flood lighting covering the yard.

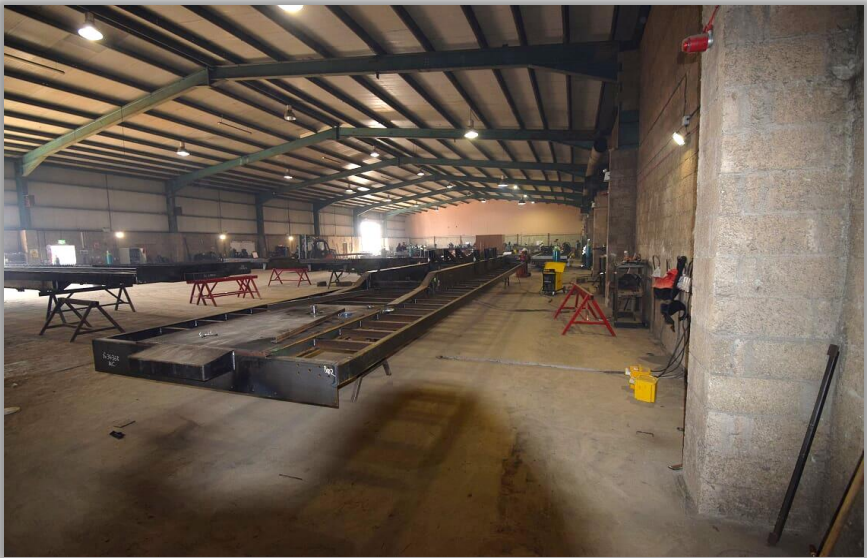
The subject comprises a modern commercial building existing within a complex that has only one unit remaining and potential for external dedicated yard space.

All units are heated via an airflow system at nominal cost to tenants.

Available in its entirety or in separate lots

## Accommodation Details

UNIT	Sq. M.	Sq Ft
Workshop1	1,672	18,000



## Lease Details

TERM:	1 Year Minimum
RENTAL:	£2 per sq ft
REPAIRS/INSURANCE:	Tenant to be responsible for internal repairs and maintenance and external areas of their section.  Insurance: Landlord to pay and tenants to reimburse proportionally on a pro rata floor space basis.
SERVICE CHARGE:	Not levied at present.

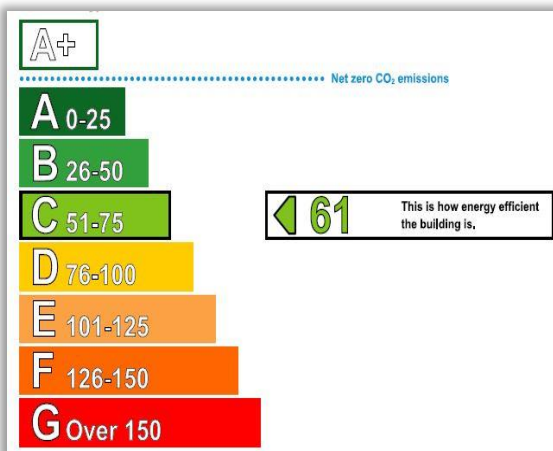
## N.A.V

We are advised by the Land and Property Service that the current NAV for the subject is:

The commercial rate in pound is £0.634453.

Note – LPS Small Business Rate Relief for premises with a NAV of more than £5,000, but less than £15,000 is 20%.

## EPC (Energy Performance Certificate)



## VAT

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

## Any Other Information

Further details can be obtained from Agents.

## Viewing / Further Details

O'Connor Kennedy Turtle  
20 – 22 Stable Lane  
Coleraine BT52 1DQ

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E [coleraine@okt.co.uk](mailto:coleraine@okt.co.uk)

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### Contact:

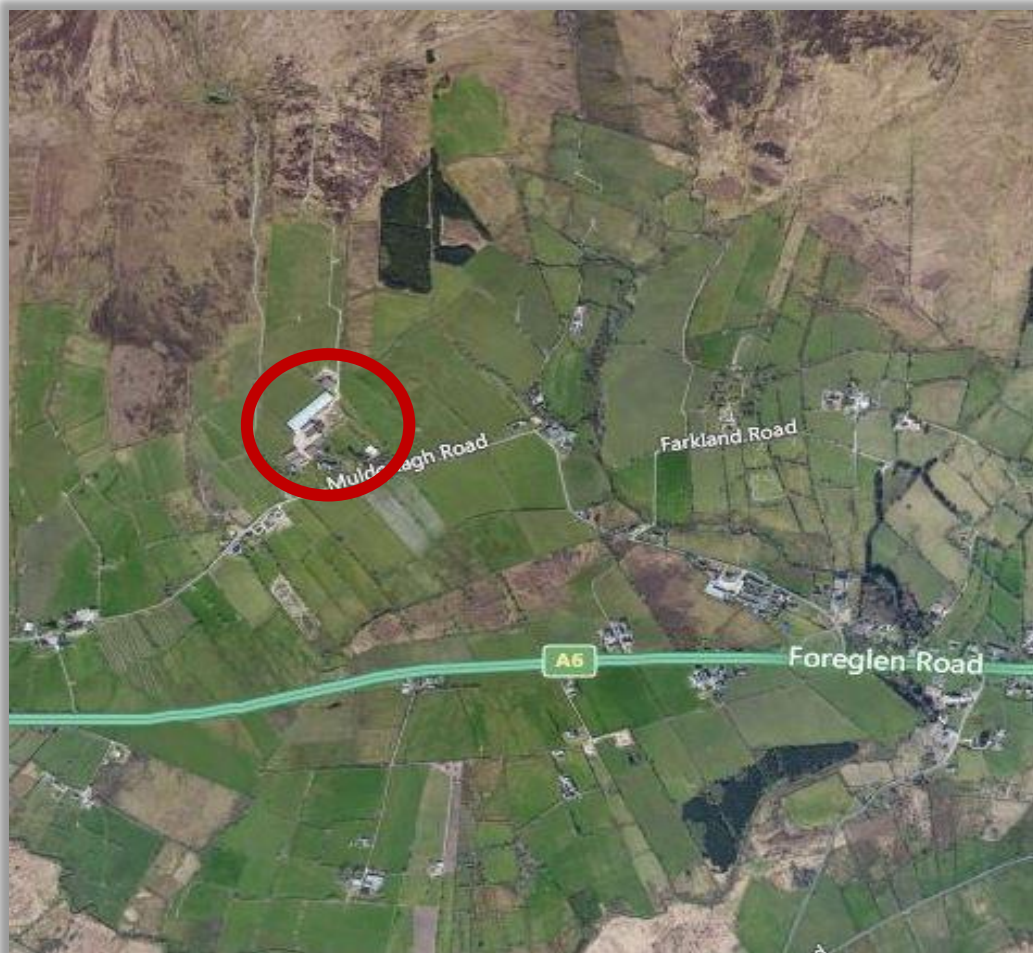
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## Customer Due Diligence

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/uk/si/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.



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.