



Belfast c.30 Miles

A6 Hillhead Road

Derry c.40 Miles

DPD Couriers

TO LET

TO LET

LET

LET

LET

SDC Trailers

SDC Trailers

Creagh Industrial Park

To Let

New Build - Light Industrial Units
Creagh Industrial Park, Hillhead Road, Toome, BT41 3UF

**Riddell
McKibbin**

New Build - Light Industrial Units

Creagh Industrial Park, Hillhead Road, Toome, BT41 3UF

**Riddell
McKibbin**

PROPERTY SUMMARY

- New Build Light Industrial Units
- Phase I - Now Fully Let to DPD Couriers & SDC Trailers
- Phase II - Only 2 Units remaining
- Units from 2,152 sq.ft to 4,304 sq.ft - Rent from £5.00 psf.
- Further Design & Build Opportunities Available on site

LOCATION

Creagh Industrial Park is located approximately 1.5 miles North West of Toome and is strategically located on the A6 Hillhead Road linking Belfast (c.30 miles) to Derry (c. 40 miles) and the North West of the province. The park is also conveniently located c. 5 miles from Magherafelt and 15 miles from Cookstown.

The surrounding area is witnessing significant investment with the upgrade of the A6 forming a new dual carriageway from Toomebridge to Castledawson. This project will enhance the areas accessibility and significantly reduce journey times to both Belfast and Derry.

The immediate area is a well-established manufacturing and industrial location with SDC Trailers, UForm, MMS International, McErlean Trailers, DPD and Creagh Concrete all being located in the vicinity.

The subject units are conveniently located close to the entrance to the wider Industrial Park which allows for ease of access onto the A6.

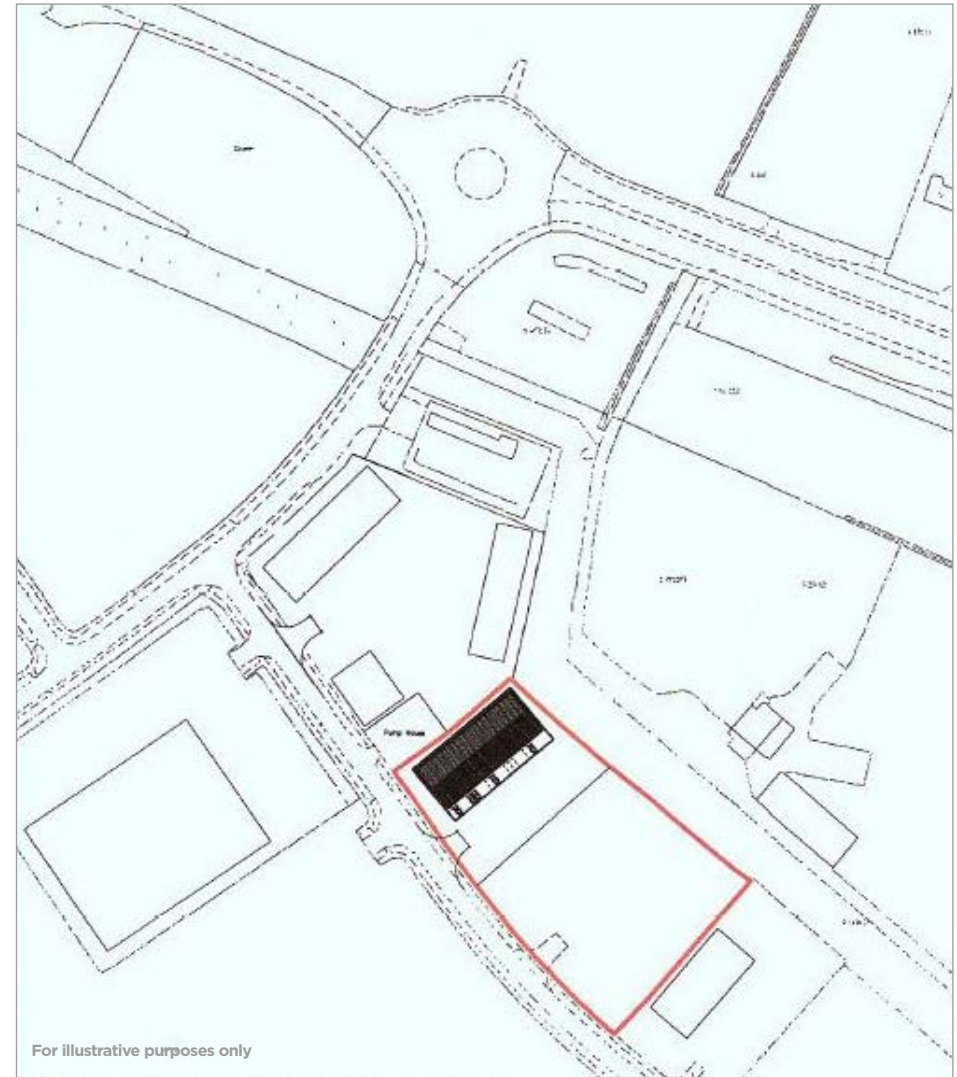
DESCRIPTION

The development is now into Phase II and extends to c. 10,760 sq.ft. The units are available finished to the following specification:-

- Steel portal frame and block construction
- Power floated concrete floor
- Kingspan insulated cladding
- Translucent roof lights
- 8m eaves height
- Electric roller shutter Door
- Capped services
- Concrete apron to front of units

EPC

An EPC to be provided upon completion.



New Build - Light Industrial Units

Creagh Industrial Park, Hillhead Road, Toome, BT41 3UF

Riddell
McKibbin

RATES

To be assessed by Land and Property Services on completion.

LEASE DETAILS

Rent: £5.00 per sq.ft per annum exc.
Lease: 10 year lease
Review: 5 yearly upwards only rent review
Repairs: Full repairing and insuring terms
Service Charge: A service charge may be levied to cover the upkeep, maintenance and repair of any common parts for the development.

NB: Lease details for Design & Build opportunities are subject to negotiation.

SCHEDULE OF ACCOMMODATION

Unit	Size (Sq.Ft.)	Status
Unit 1	2,160	Let
Unit 2	2,160	Let
Unit 3	2,160	Let
Unit 4	2,160	Available
Unit 5	2,160	Available
Total	10,760	

There are Design & Build opportunities for occupiers to create industrial/logistics space to their desired size and specification subject to the necessary planning consents. A team of architects and consultants are available to meet to discuss prospective occupiers specific building requirements.

VAT

The property is elected for VAT and therefore VAT will be chargeable.



FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

Mark Riddell
07920 186523
mark@riddellmckibbin.com

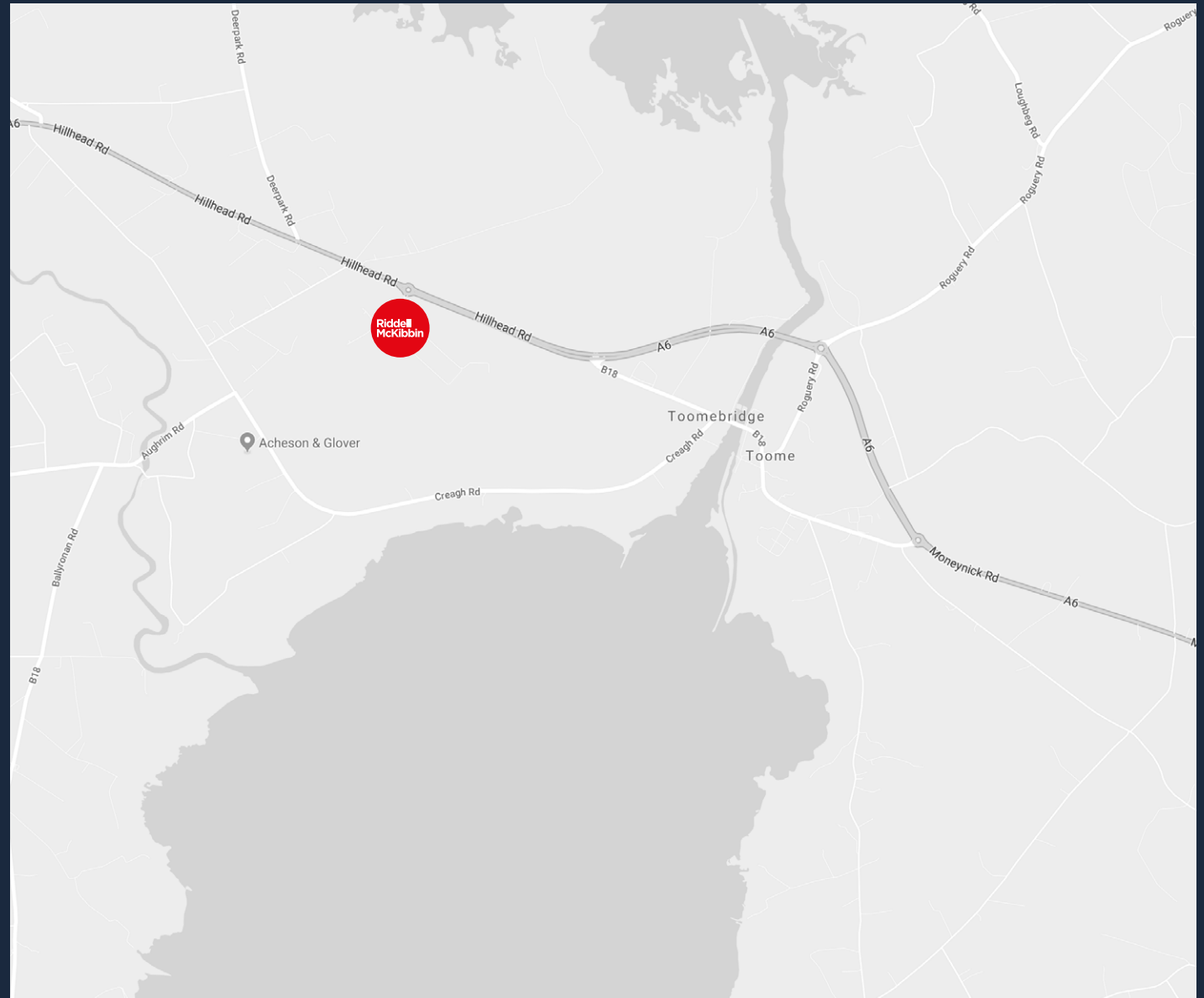
Martin McKibbin
07715 269699
martin@riddellmckibbin.com

3rd Floor
7-11 Linenhall Street
Belfast
BT2 8AA

028 9531 3122

www.riddellmckibbin.com

Ref: RM006



Riddell McKibbin Limited for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Riddell McKibbin Limited or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Riddell McKibbin Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Riddell McKibbin Limited has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Riddell McKibbin Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.