



To Let Showroom Building With Storage
Shivers Business Park, Hillhead Road, Toome BT41 3SF



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

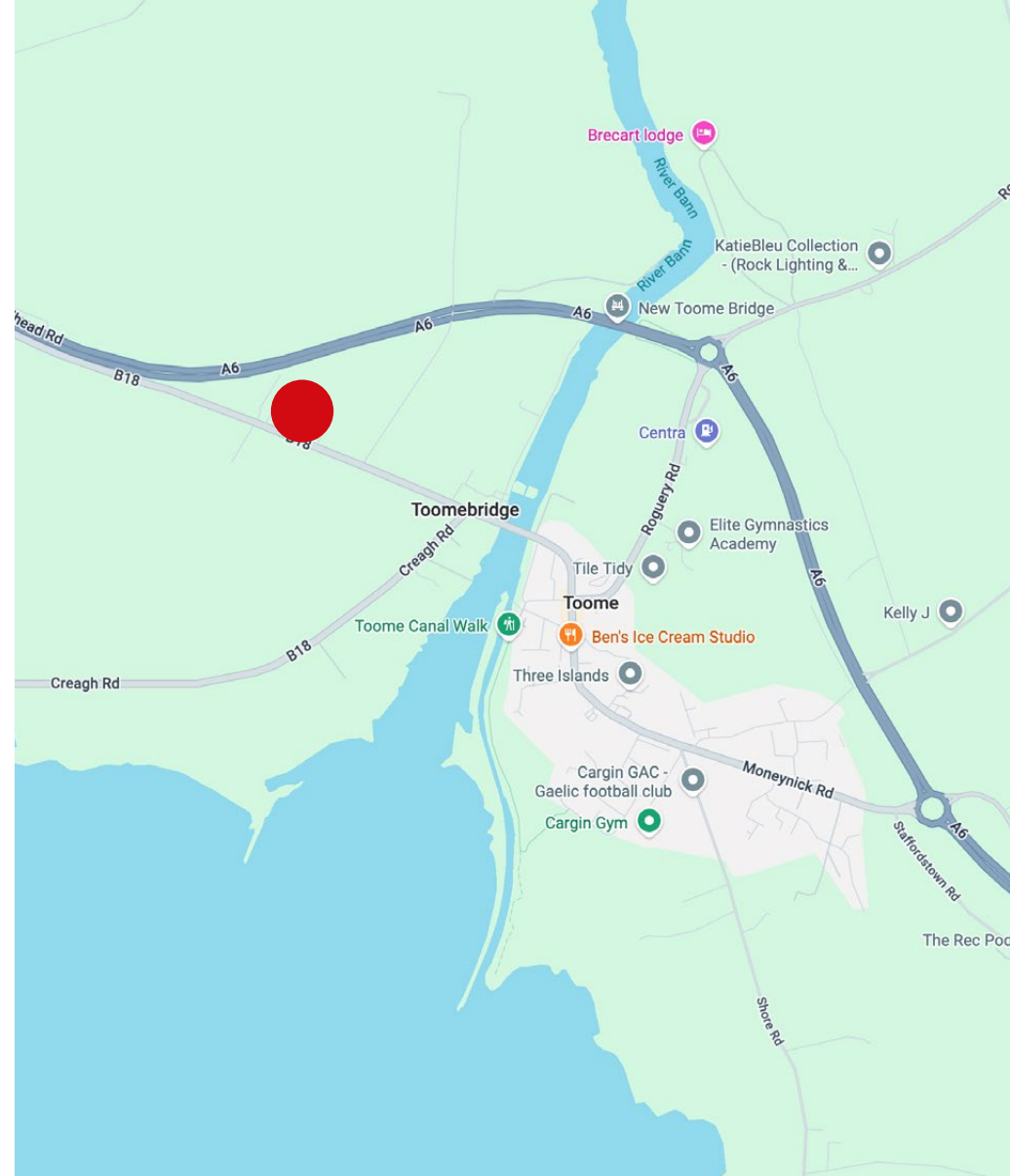
- The Subject is a high profile building over Ground and First Floor of c. 7,890 sqft. Sub-Division considered
- Additional 1,700 sq.ft of warehousing to the rear.
- High profile and accessible location at Shivers Business park adjacent to the A6 Toome Bypass.
- Suitable for a range of uses, subject to any necessary consents.

DESCRIPTION

- The subject comprises a ground and first floor showroom space of approximately 7,890sq.ft which can be sub-divided, subject to tenant's requirements and agreed terms.
- The showroom is available for immediate occupations and is finished to include carpeted and tiled floor, plastered and painted walls, exposed steel frame and insulated clad roof with translucent panels, partial air conditioning/heating units and toilets.
- The accommodation was most recently in use as a bathroom showroom, however, would be suitable for a variety of other uses, subject to any necessary planning consents.
- On-Site Car Parking.

LOCATION

- Shivers Business Park is a popular commercial location comprising approximately 80,000sq.ft. The Park occupies a high profile and accessible location, adjacent to the A6 Toome Bypass.
- The road has up to 22,000 passing vehicles per day.
- The suite has excellent accessibility to the north and south of the province via the A6 Belfast to Derry/Londonderry transport corridor.



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ACCOMMODATION

Description	Sq M	Sq Ft
Showroom	356.47	3,837
Showroom/Office/Stores	377	4,057
Total Area Approximately	733.47	7,894

Male and Female Toilets

An additional warehouse to the rear can be made available of circa 1,700 sq ft

The above area can be sub-divided to satisfy tenant's requirements.

LEASE DETAILS

Term: Negotiable, subject to a minimum of 3 years
Rent: £30,000 per annum
Repairs & Insurance: Tenant responsible for full repairs and insurance for the property.
Service Charge: A service charge may be levied to cover external maintenance and common area upkeep.

RATES INFORMATION

NAV: TBC

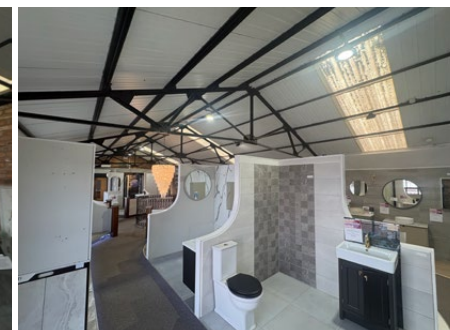
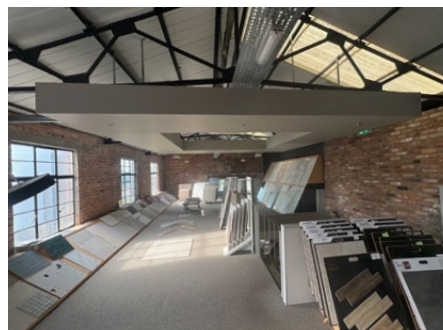
Rate: TBC

Estimated rates payable: TBC

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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EPC

Awaiting EPC

CONTACT

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