Yard at Shivers Business Park, 21 Hillhead Road, Antrim, BT41 3SF

To Let

Self-contained Yard Totalling Approx. 3.2 Acres Suitable for a Variety of Uses.

Available in Whole or in Part.

Lambert Smith Hampton

Location

The subject property occupies a highly prominent position just off the main A6 Hillhead Road and 0.6 miles west of Toome town. This location provides excellent accessability, linking Belfast to Derry and the North West of the Province. The subject is also conveniently located c.6 miles from Magherafelt and c.16 miles from Cookstown. Creagh Industrial Park is located in close proximity, c.1 mile west of the subject site. Nearby occupiers include DPD, MMS NI Ltd, and SDC Trailers.

- 29 miles from Belfast Port
- 33.8 miles from Larne Port
- 131.1 miles from Dublin Port
- 15.6 miles from Belfast International Airport
- 31.8 miles from Belfast City Airport.
- 112.4 miles from Dublin Airport

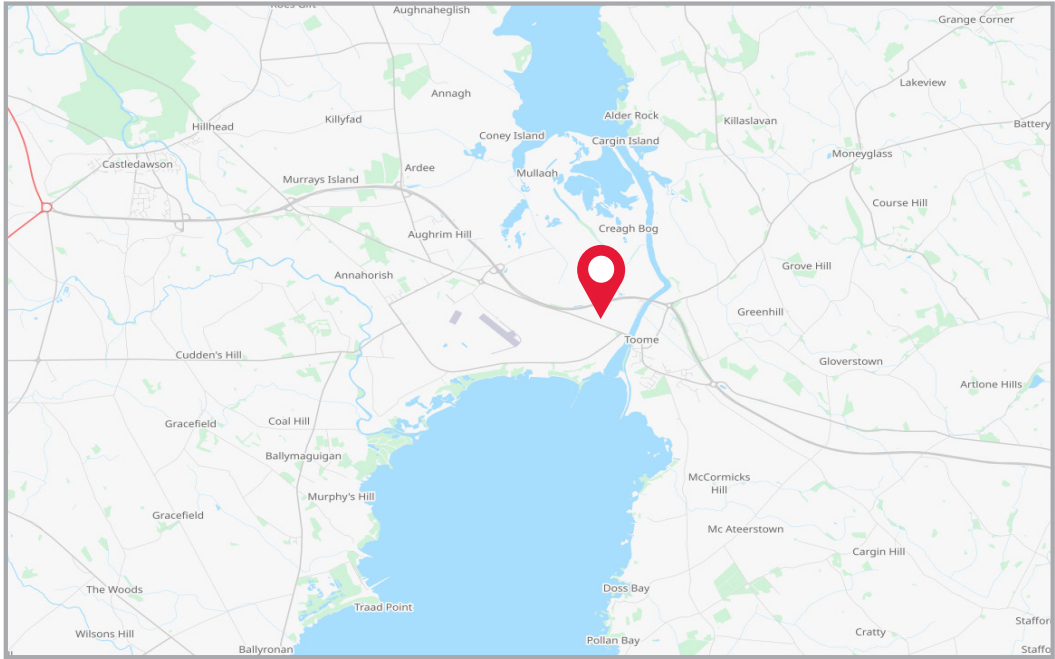For Indicative Purposes Only

Description

- Self-contained site totalling approximately 3.2 acres.
- The site can be leased in its entirety however is also capable of sub-division as required.
- The site can be re-surfaced to meet an end user's requirement.
- Suitable for a variety of commercial uses.
- Excellent frontage onto the A6 Hillhead Road.
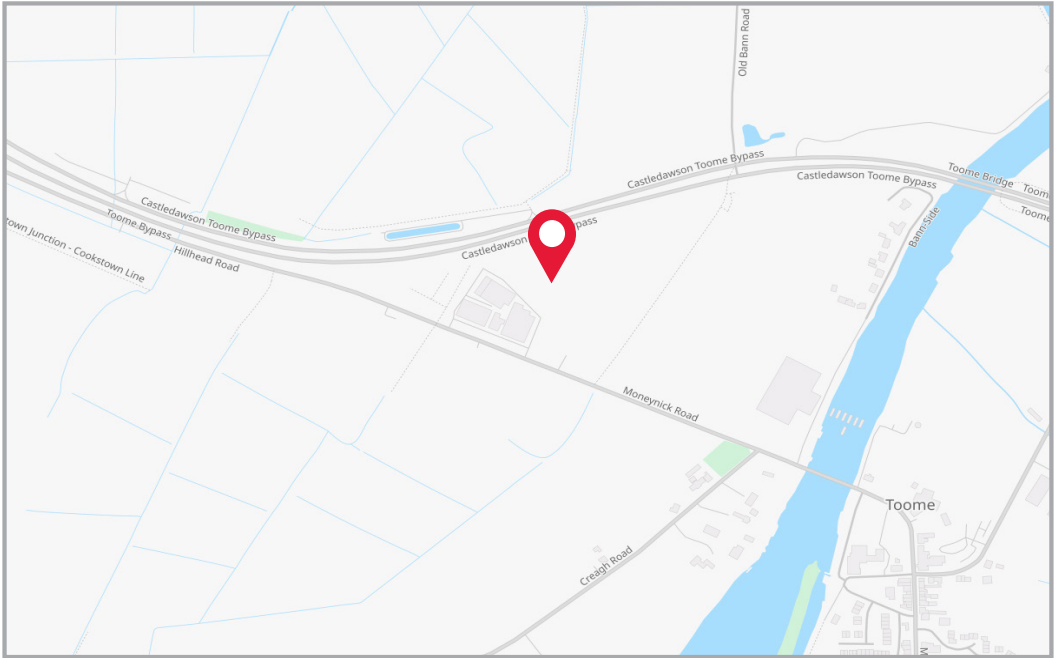
Schedule of Accommodation

Site	Acre	Hectare
Site	3.2	1.29
Total:	3.2	1.29

Lease Details

Rent -   On Application

Term -   By Negotiation.

Service Charge -   A service charge will be levied to cover a fair proportion of maintenance of common areas.

Insurance -   The tenant to reimburse the landlord with the cost for insuring the premises. To be concluded on a pro-rata basis.

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Rates

Land and Property Services to reassess.

Value Added Tax

The subject premises is elected for VAT, therefore VAT will be payable in addition to the rent.

Viewing Details / Further Information

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

Lambert Smith Hampton

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Subject to Contract and Exclusive of VAT © Lambert Smith Hampton February 2025