

An aerial photograph of an industrial estate. A red line outlines a specific area in the foreground, which includes several industrial units and a large parking lot filled with cars. The background shows a mix of green fields, other industrial buildings, and a body of water under a blue sky with scattered clouds.

FOR SALE

14 Courtauld Way | Campsie Industrial Estate | Eglinton | BT47 3DN

Commercial / Investment site comprising of 3 units (circa 41,860 sqft) & forecourt.

Available as a whole or up to 4 lots



Location

The site is located within a prominent retail, trade centre and warehouse area. Campsie Industrial Estate is one of the North West's most established industrial/ commercial locations, adjacent to the dual carriageway linking Londonderry and Limavady on one of the main approach roads into Londonderry. The property located approximately 5 miles east of Derry City and adjacent to City of Derry Airport.

Prominent occupiers within the immediate vicinity include Philip White Tyres, CP Hire, Parcelforce, Carella Laminate Systems, John Mullholland Motors, Todd's of Campsie along with vehicle franchises Volkswagen, Toyota and Suzuki.

Description

The subject site comprises of over 33,750 sq.ft in 3 no purpose built, high specification commercial buildings and forecourt, on self-contained secure sites. Internally within each unit there is a mix of warehousing, showrooms, private offices, meeting rooms, kitchen and toilet facilities along with workshops and associated storage and facilities. The buildings have been finished to high specification with direct access off the Clooney Road. The site is currently occupied by mixed use occupiers including car showroom, manufacturing, vehicle repairer and warehousing.

The total site extends to circa 1.82ha / 4.5 acres and there is the opportunity to purchase the tarmac forecourt (previously car sales area) which extends to 0.325ha/ 0.803 ac. This has full frontage onto the Clooney Road.

The property would be suitable for a wide variety of commercial uses subject to statutory consents and approvals.



The property is offered for sale as one lot or up to 4 as specified

- i) Building 1: 7060 sq ft | Site size c.0.7 acres
- ii) Building 2: 13,900 sqft | Site size c.0.72 acres
- iii) Building 3: 20,900 sqft Site size c.1.45 acres
- iv) Tarmac forecourt area: 0.8 acres
- *Measurements are all gross internal floor area.*



- Prominent Roadside Position
- High profile showrooms and workshop accommodation totalling approximately 33,750sq.ft on a 1.82 ha / 4.5acre site – capable of sub-division
- 3 no. commercial units with open plan areas, offices and ancillary spaces
- Generous onsite parking
- Former Used Car sales area with frontage and access off Clooney Road
- Suitable for a wide range of commercial uses (Motor Trade/ Showroom/ Trade centre/ Warehousing/ Data Centre) subject statutory consents
- Adjacent to Hibernia's Project Kelvin fibre optic cable
- Ideal investment opportunity or owner occupier(s) – building 1 subject to lease.

LOTS 1-4

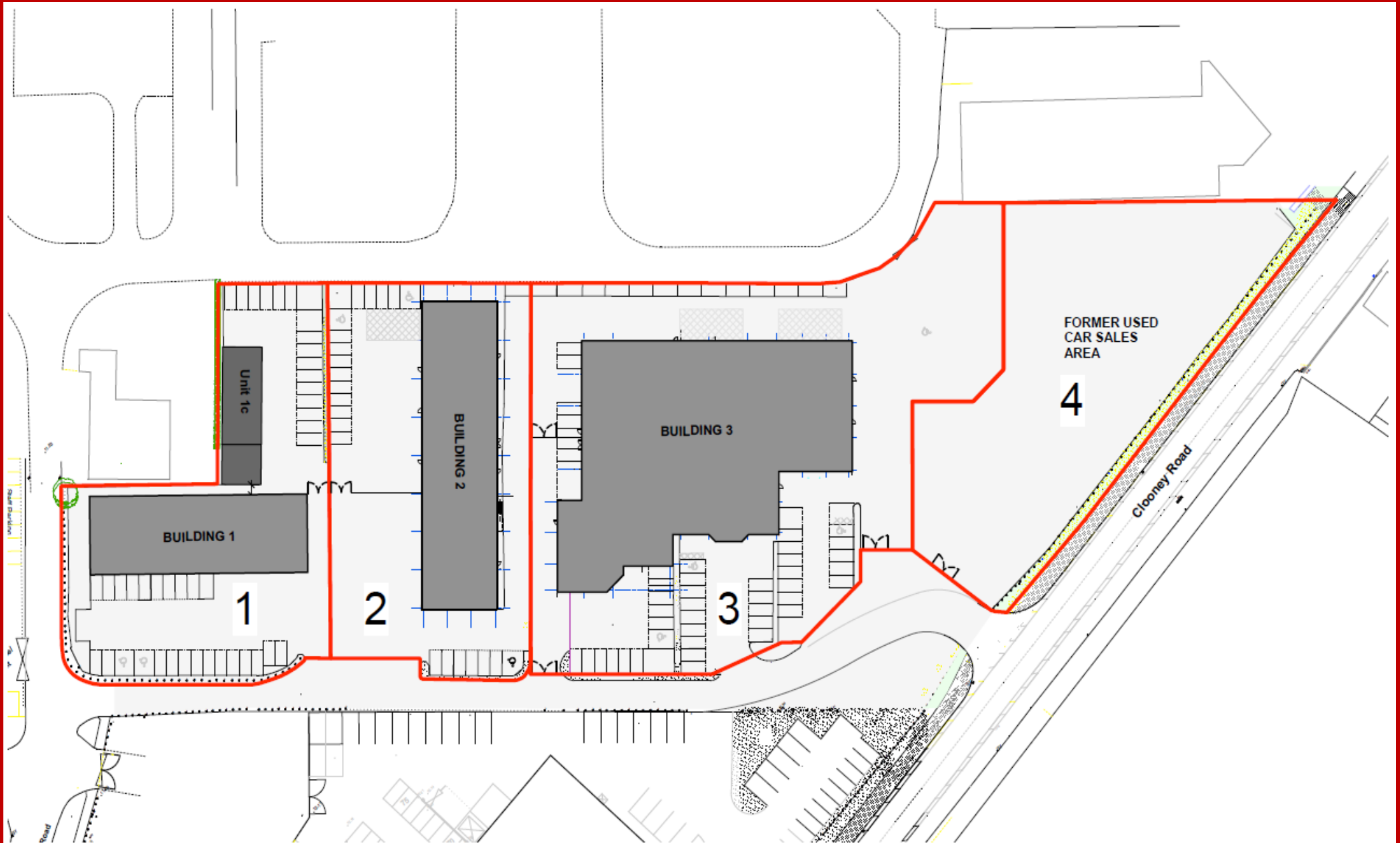


B1

B2

B3

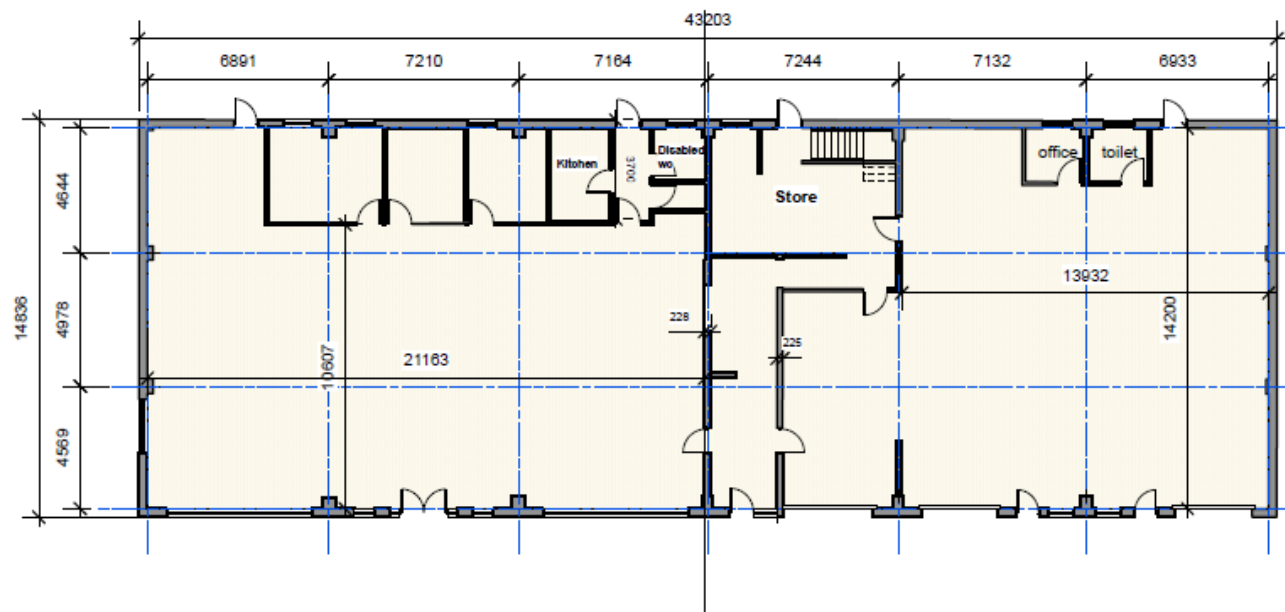
F-court



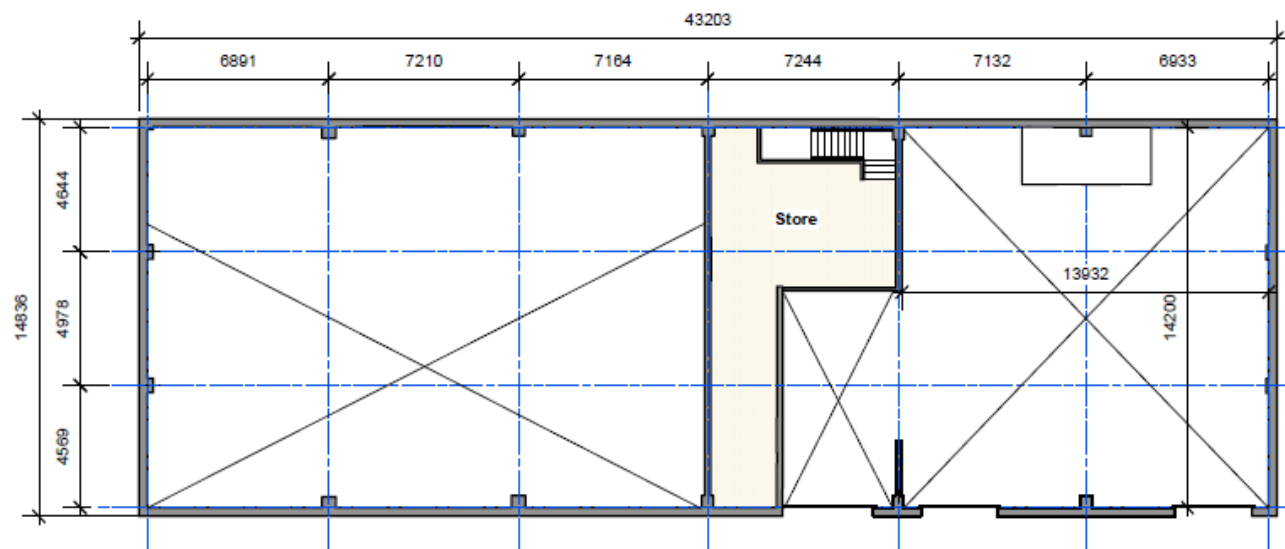
Siteplan

14 Courtauld Way, Campsie Industrial Estate, Eglinton
Scale 1:200 @A3





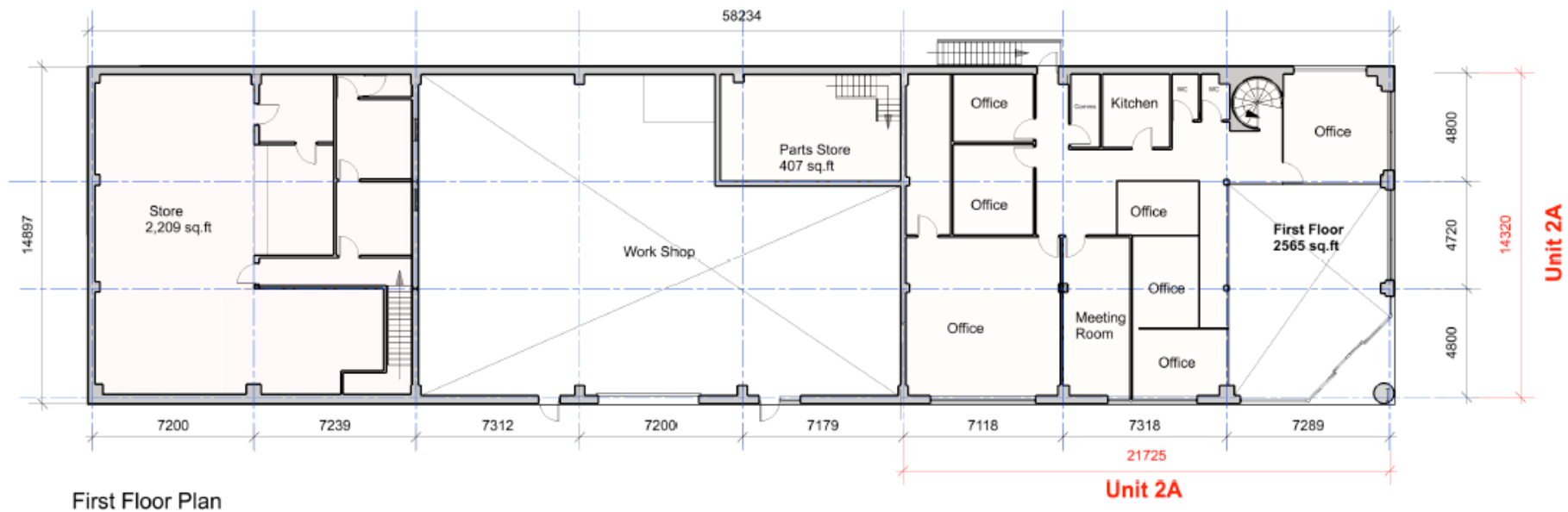
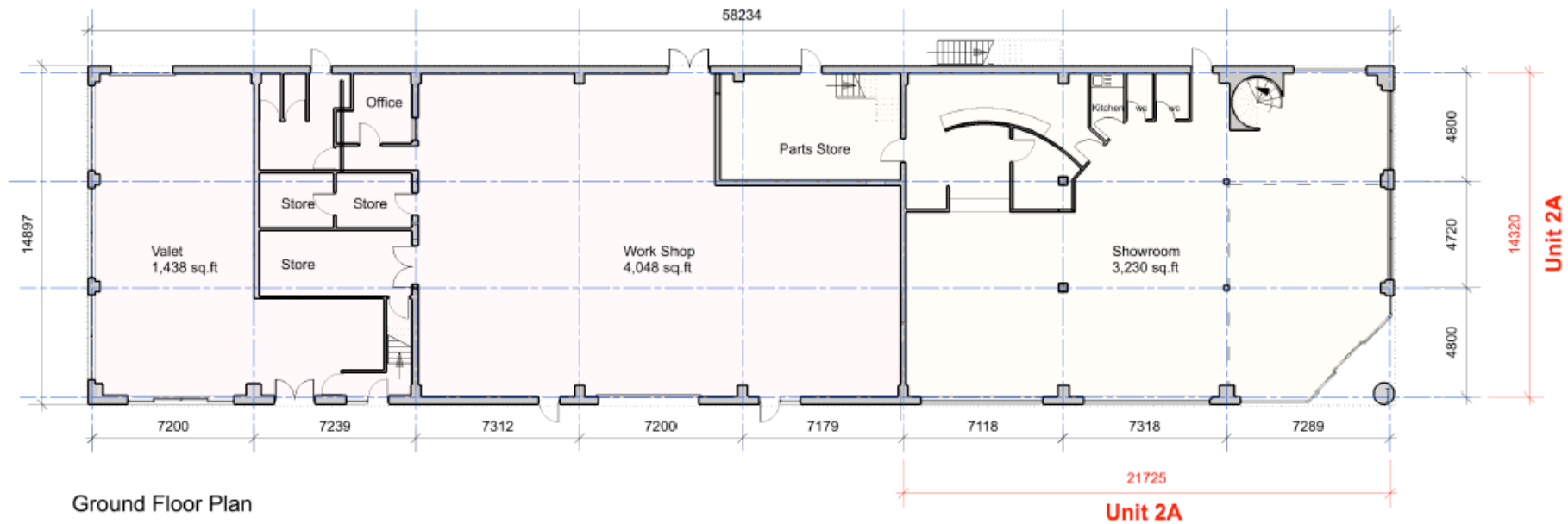
Ground Floor Plan



First Floor Plan

Building 1 (G.I.F.A. 7061 sq.ft)
 14 Courtauld Way, Campsie Industrial Estate, Eglinton
 Scale 1:200 @A3





Unit 2B (Ground & First)
G.I.F.A. 750 sq.m/ 8,073 sq.ft

Unit 2A
G.I.F.A. 300sq.m/ 3,229 sq.ft (Ground Floor)
G.I.F.A. 230sq.m/ 2,475 sq.ft (First Floor)
Total G.I.F.A. 530sq.m/ 5,796sq.ft (Approx)

Building 2
14 Courtauld Way, Campsie Industrial Estate, Eglinton

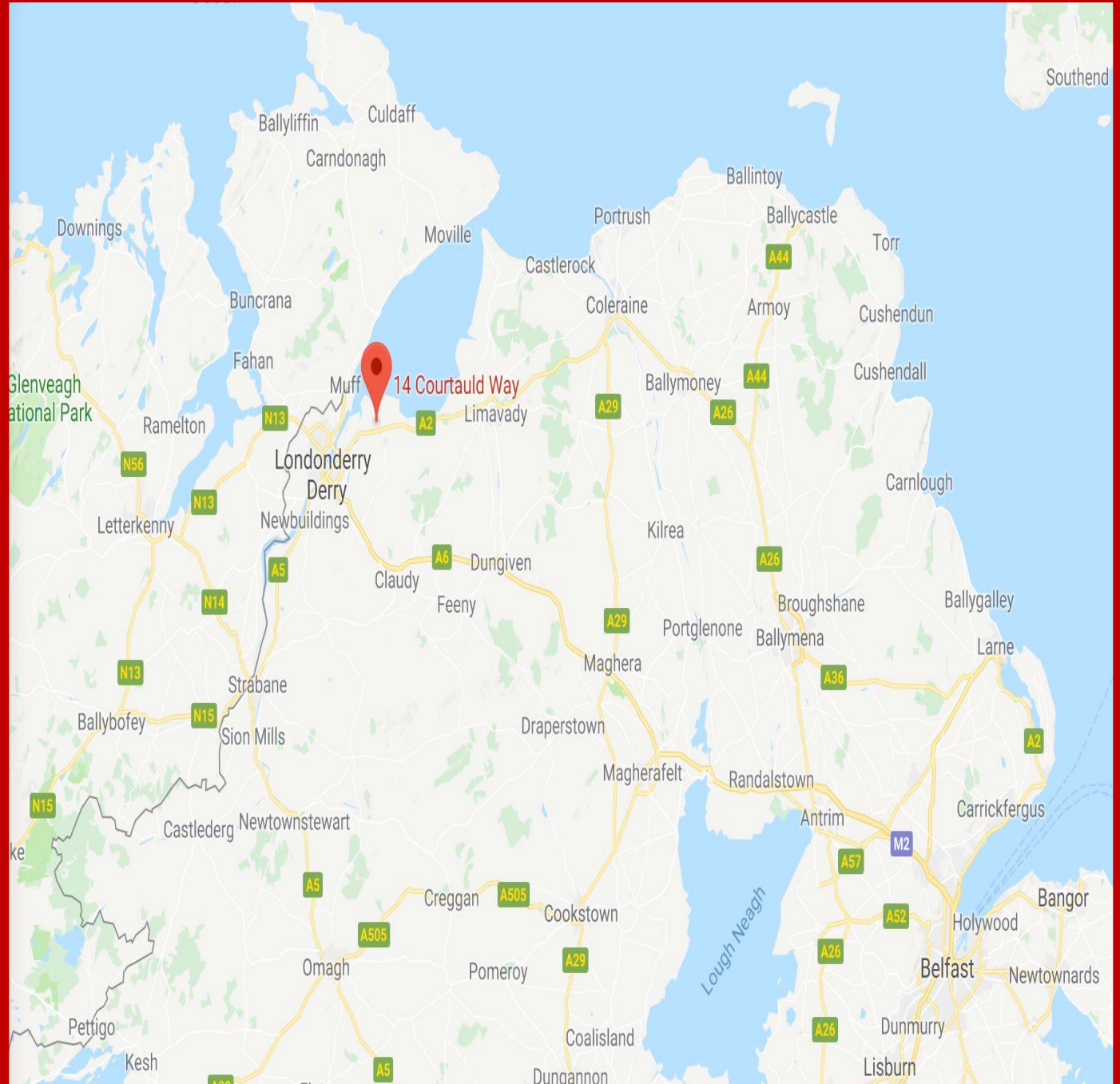
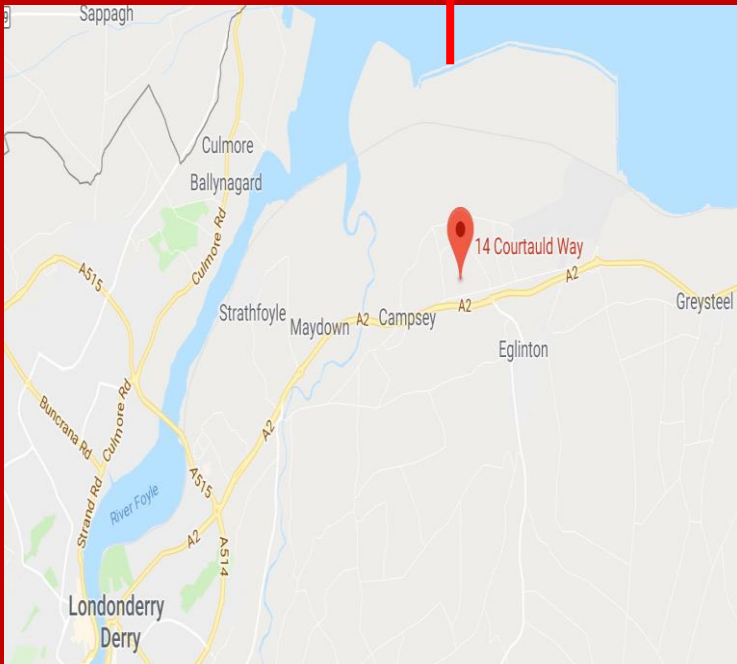
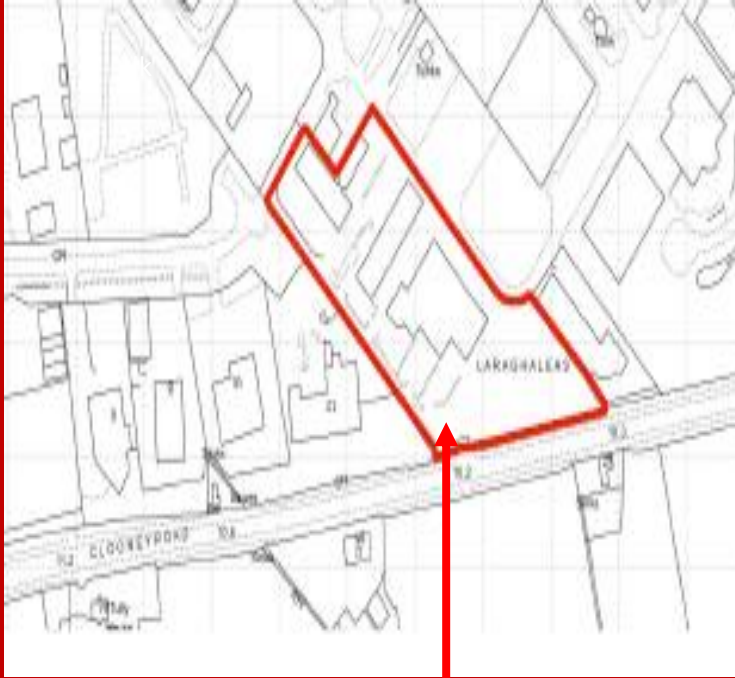
POLLOCK
COMMERCIAL LLP

Accommodation

- Ground & First Floor Accommodation
- Portal Frame Construction
- Aluminium Framed Glazing
- External Profile Cladding
- Eaves Heights –
Building 1 = 6m,
Building 2 = 5m &
Building 3 = 4.2m / 5.5m
- Designated Car Parking
- Low Energy Lighting
- 3 Phase Power
- Fire & Security Alarms
- Electric Roller Shutter Doors
- Painted/ Plastered Walls
- Fully Tiled / Carpeted Floors Throughout
- Suspended Ceilings



Location Map



Rates

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

Net Annual Value

All parties should satisfy themselves directly with LPS.

VAT

Interested parties are advised that all prices, rents, outgoings are subject to VAT

Energy Performance Certificates

Building 1 – D76

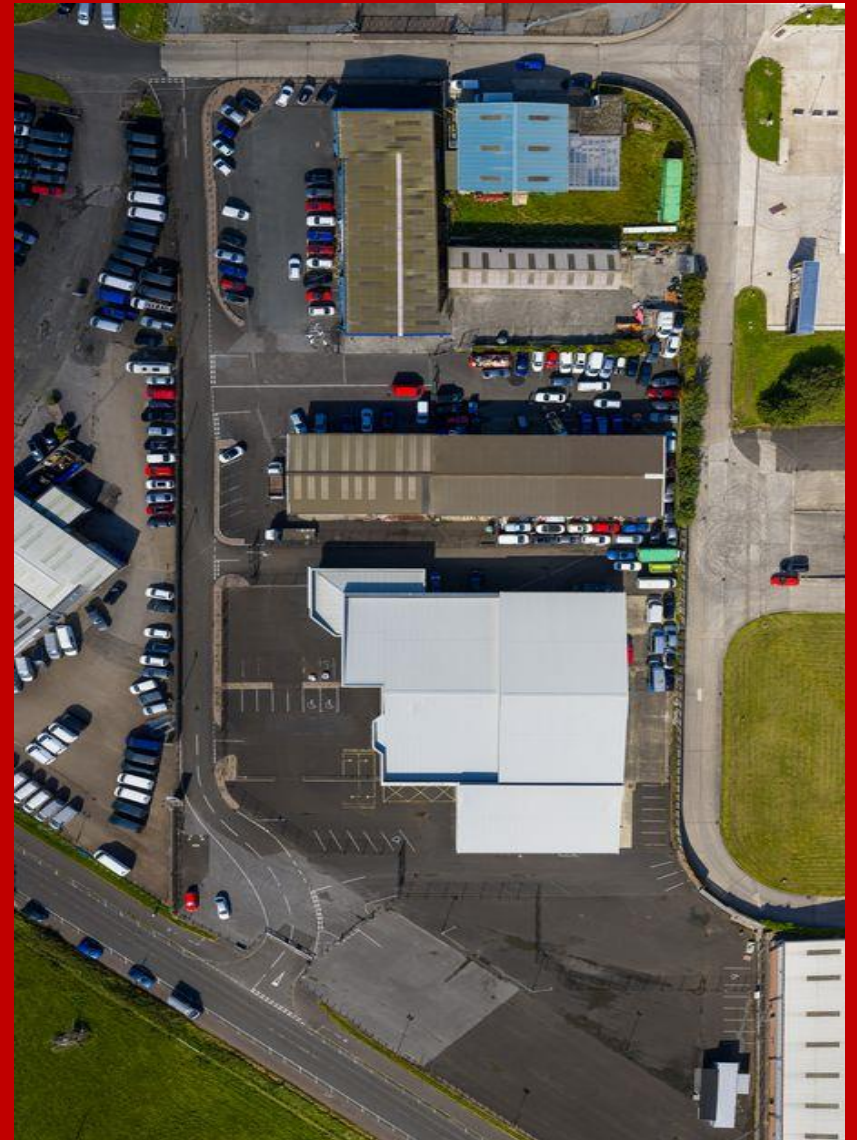
Building 2 – C74

Building 3 – C67

Full reports available upon request.

Services

Mains services are available on the site. Interested parties will need to satisfy themselves as to their individual services and capacity requirements. If the site is sold in Lots – negotiation by agreement will be required regarding site connections/ easements



Price

Available as 1 lot or up to 4 – as specified.

Tenancy

Building 1 is currently let on lease – details are available on request.

Further Information

Please contact:



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www.pollockstateagents.com

Maps & details are for general identification only. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



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