



To Let First Floor Commercial Space

Shivers Business Park, Hillhead Road, Toome BT41 3SF



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

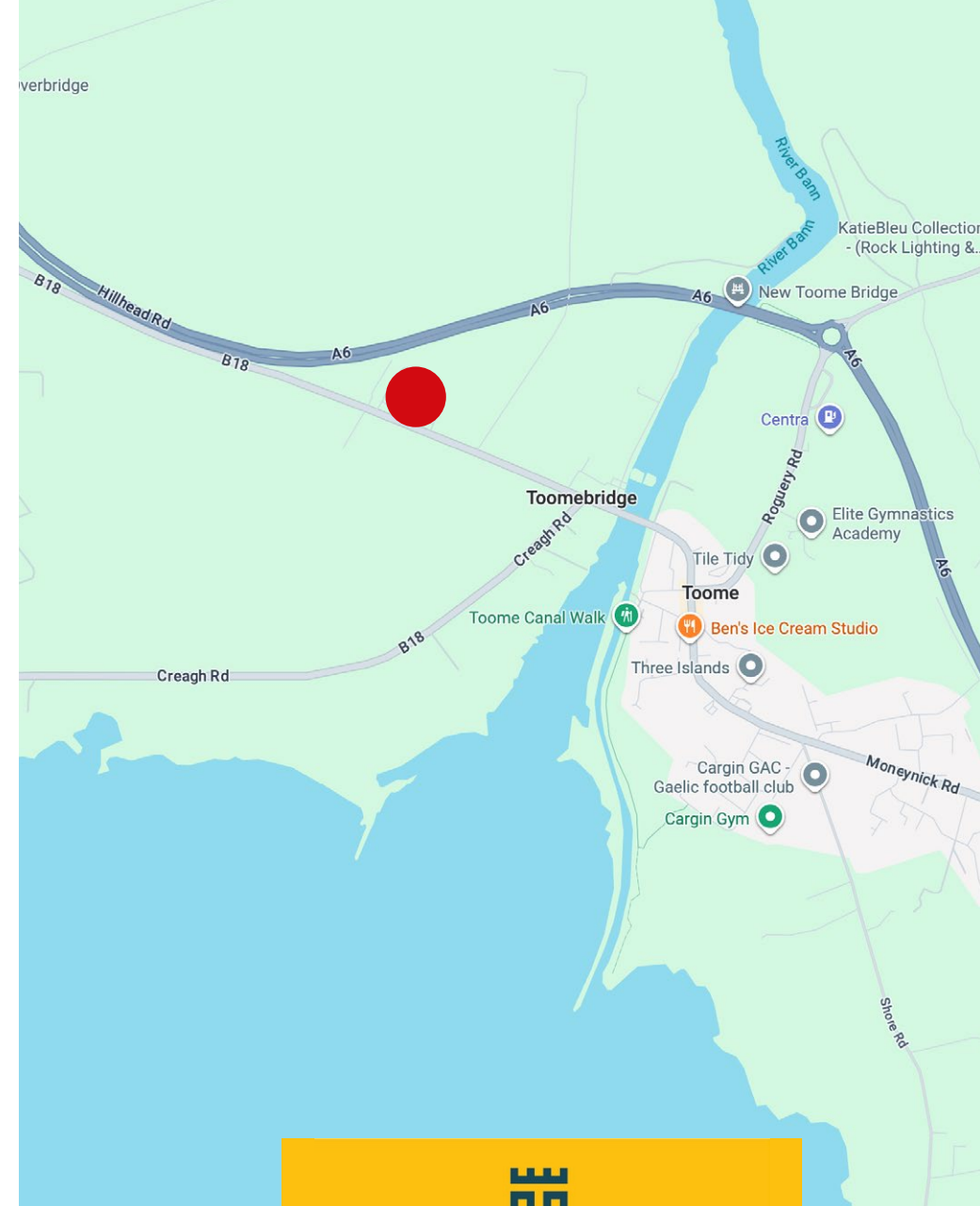
- First Floor Commercial Space to Lease of c. 566sq.m (6,090sq.ft).
- Sub-division considered.
- High profile and accessible location adjacent to the A6 Toome Bypass.
- Suitable for a range of uses, subject to any necessary consents.

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.

DESCRIPTION

- The subject comprises a first floor accommodation of approximately 566 sq.m (6,090sq.ft) which can be sub-divided, subject to tenant's requirements and agreed terms.
- Located at the entrance to the Business Park, the accommodation has own door access leading to ground floor lobby with passenger lift and stairwell to the first floor.
- The suite is available for immediate occupation and is finished to include carpeted floor coverings, 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 offices, however, would be suitable for a variety of other uses, subject to any necessary planning consents.
- On-Site Car Parking.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Access Lobby		
First Floor	Office Accommdation	566	6,090
	Male and Female Toilets		
Total Area Approximately		566	6,090

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

LEASE DETAILS

Term:	Negotiable
Rent:	On application
Repairs:	Tenant responsible for all maintenance and repairs

RATES INFORMATION

NAV: £21,800

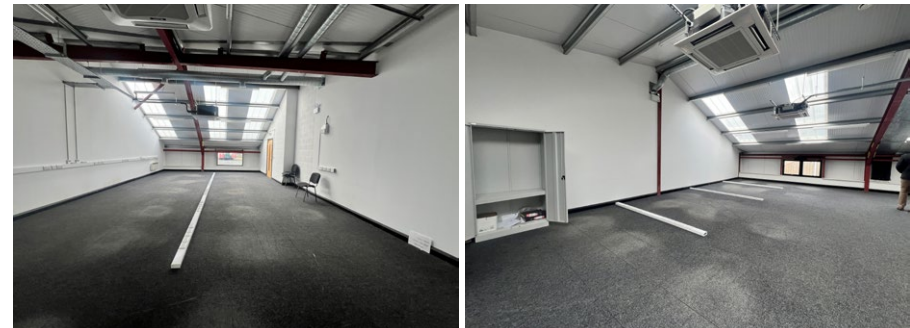
Rate in £ 2026/27: £0.605291

Rates Payable 26/27: £13,195.34

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



Not To Scale. For indicative purposes only.

CONTACT

For further information or to arrange a viewing contact:

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