



Instinctive  
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in Property.

# To Let

Design & Build Opportunity

Airfield Business Park  
Creagh Industrial Estate  
Hillhead Road  
Toome  
BT41 3UF

**INDUSTRIAL / LOGISTICS /  
MANUFACTURING**



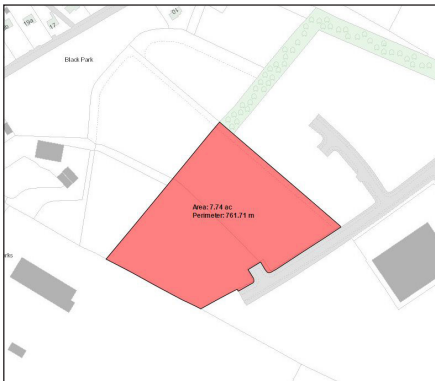
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### OS Plan



## Location

Airfield Business Park is strategically located on the A6 Hillhead Road linking Belfast to Derry and the north west. The surrounding area is seeing significant investment with the upgrade of the A6 forming a new dual carriageway from Toomebridge to Castledawson at a total project cost of c. £160 million. 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 and Creagh Concrete. The site has access and frontage to the recently built section of the new Aughrim Link road which when completed will significantly enhance the accessibility of the site to the larger Toome industrial area with occupiers such as Northstone, Macrete Ireland, Acheson & Glover and Clearcircle as well as an additional road link to Magherafelt and Cookstown.

## Description

Airfield Business Park comprises a greenfield site situated within the established INI Creagh Industrial Estate. The entire site benefits from outline planning consent for industrial development with full planning granted for a c. 18,000 sq ft to include 3,000 sq ft of offices and 40 onsite car parking spaces to form phase 1 of the scheme. The total site could accommodate c. 95,000 sq ft of industrial space subject to Reserved Matters planning consent.

We have been advised that the site benefits from being fully serviced with 125 mm water supply and 250 kva (three phase) electricity supply in place.

## Design and Build

Airfield Business Park provides an opportunity for occupiers to create industrial/ logistics space to their desired size and specification subject to Reserved Matters planning consent. A team of architects, engineers and consultants are available to meet occupiers specific building requirements.

## Planning

As previously outlined the site benefits from outline planning consent for industrial development.

## Rates

To be assessed by Land and Property Services on completion.

## Tenure

The site is held by way of a freehold title and accommodation will be made available on a design and build basis and let on agreed occupational terms.

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of any common parts for the development.

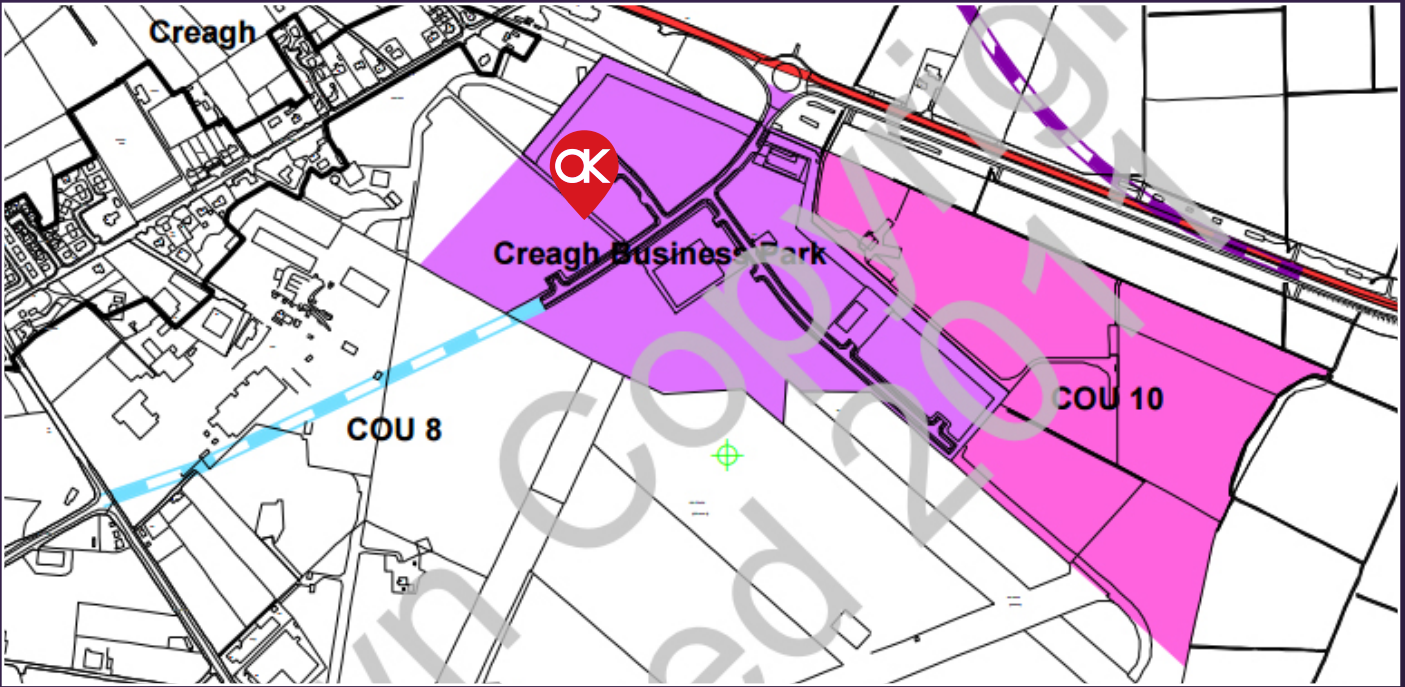
## VAT

The site is elected for VAT which will therefore be chargeable on the proposed development.

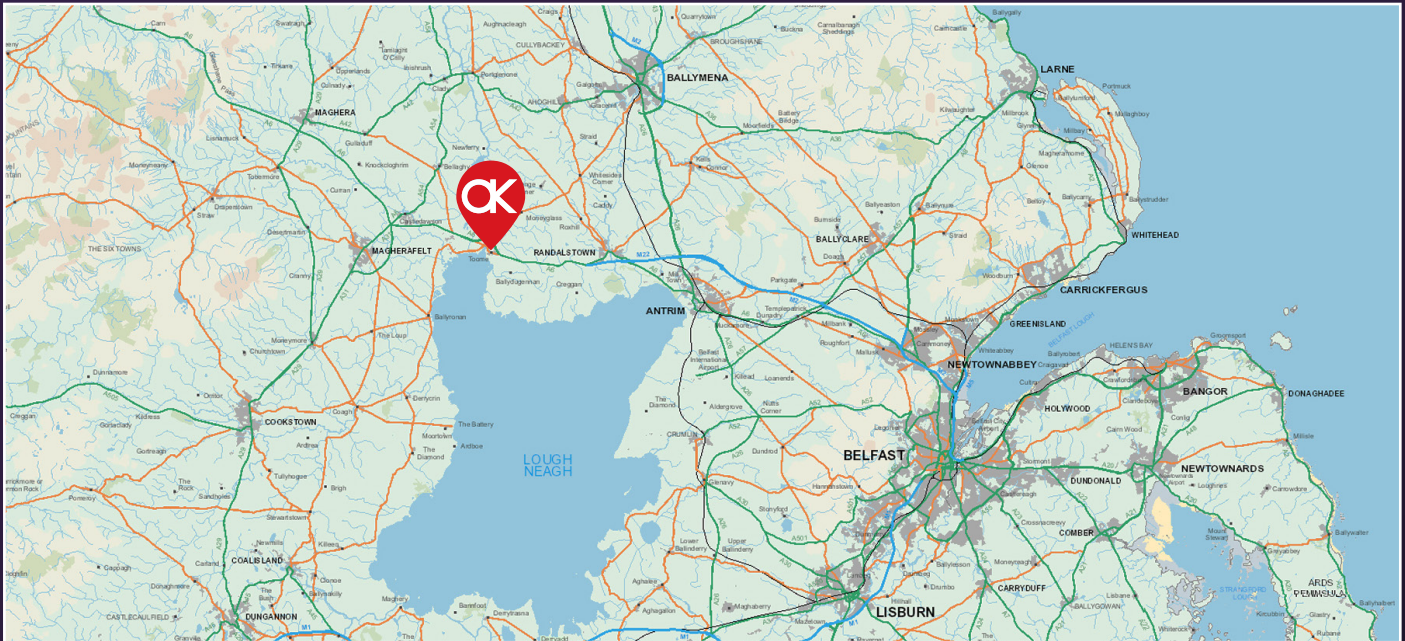








FOR IDENTIFICATION PURPOSES ONLY



HARRY CROSBY: 📞 028 9027 0019 📠 075 8765 7163 ✉️ [harry.crosby@osborneking.com](mailto:harry.crosby@osborneking.com)

CHRIS SWEENEY: 📞 028 9027 0032 📠 079 3142 2381 ✉️ [chris.sweeney@osborneking.com](mailto:chris.sweeney@osborneking.com)

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD  
📞 028 9027 0000 ✉️ [property@osborneking.com](mailto:property@osborneking.com) 🌐 [www.osborneking.com](http://www.osborneking.com) 📺 📷 📱

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## MISREPRESENTATION ACT 1967

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