

14 Courtauld Way, Campsie Industrial Estate, Eglinton, Co.Londonderry, BT47 3DN

High Profile Excellent Showrooms and Workshop Accommodation
Multiple Options Available – Units from 1300 Sq Ft

- Former Car Showrooms with workshops, offices and ancillary spaces, units available from

- Generous onsite parking

- Suitable for a wide range of commercial uses (Motor Trade/ Showroom/ Trade Centre/ Warehousing/ Storage) subject to the necessary statutory consents

Adjacent to Hibernia's Project Kelvin fibre optic cable



Rates

Incoming tenants will be responsible for the payment of business rates.

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

Net Annual Value (total site) = £= £91,300

: Rates in 2019 £57,925.56

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

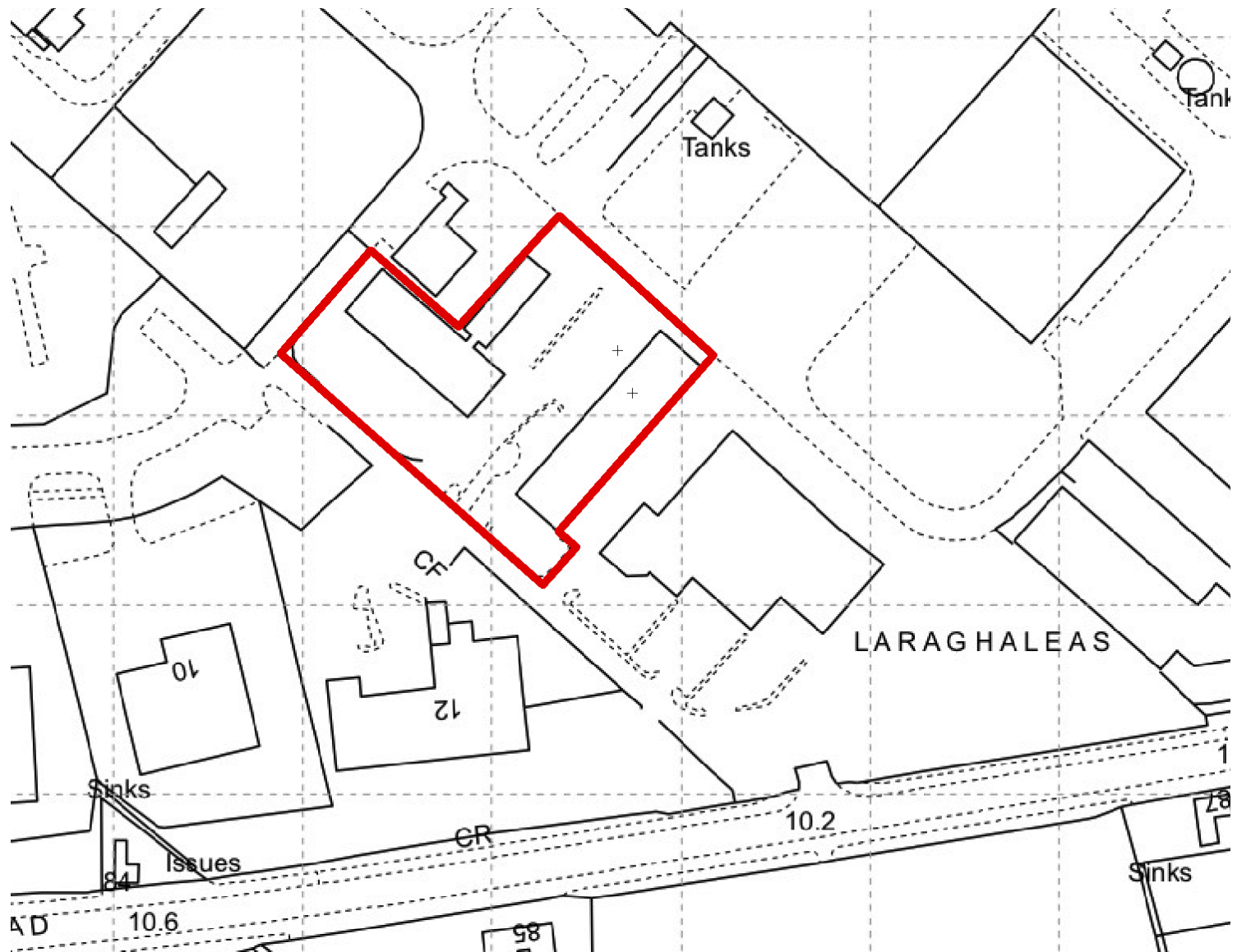
Full reports available upon request.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance and upkeep of Common areas. Incoming tenant will be responsible for reimbursing the landlord for a proportionate amount if the total buildings insurance premium

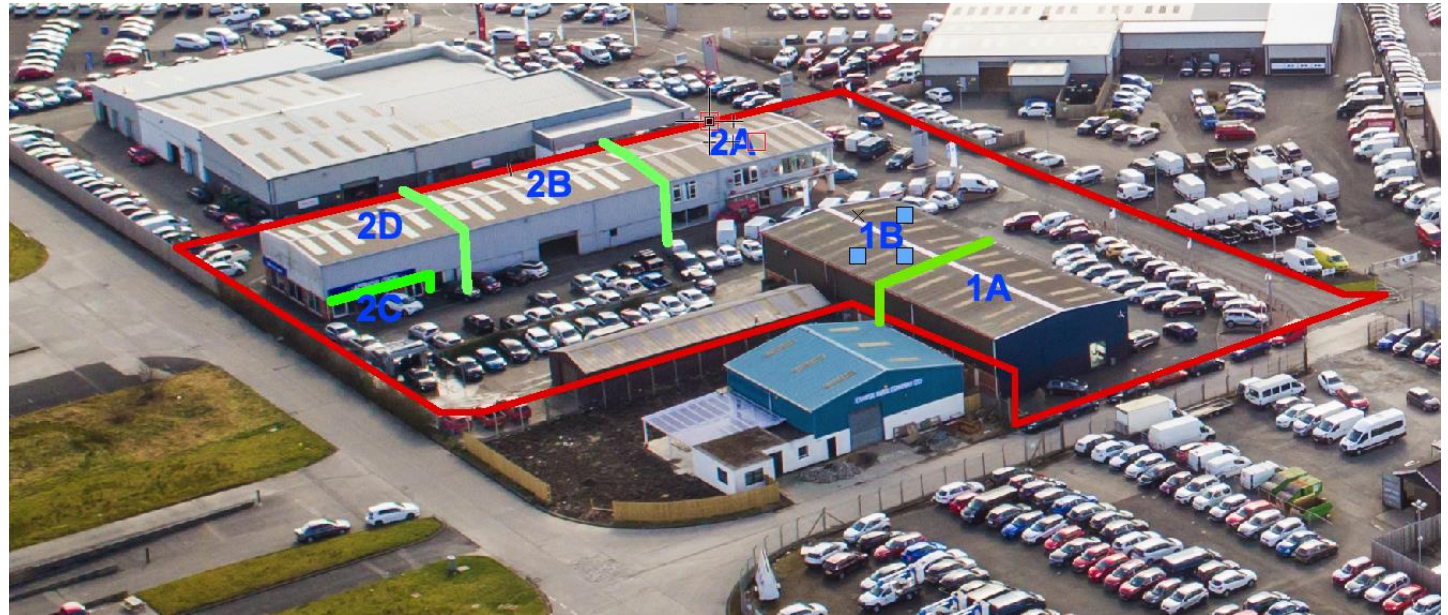
Lease Terms

Subject to negotiation strictly via sole letting agent.



	Proposed G.I.F.A.	Total G.I.F.A.
Building 1		656sq.m 7,061 sq.ft
Unit 1A (Ground)	300sq.m 3,229 sq.ft	
Unit 1B (Ground & Mezz)	356sq.m/ 3,831 sq.ft	
Building 2		1292 sq.m (13,910sq.ft)
Unit 2A (Ground & First)	538.5 sq.m (5,796 sq.ft)	
Unit 2B (Ground & Mezz)	414 sq.m (4,457 sq.ft)	
Unit 2C (Ground)	124sq.m (1,335 sq.ft)	
Unit 2D (First)	200sq.m (2,153sq.ft)	

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





Building 1



Unit 1a



Unit 1a



Building 2



Unit 2d



Unit 2d



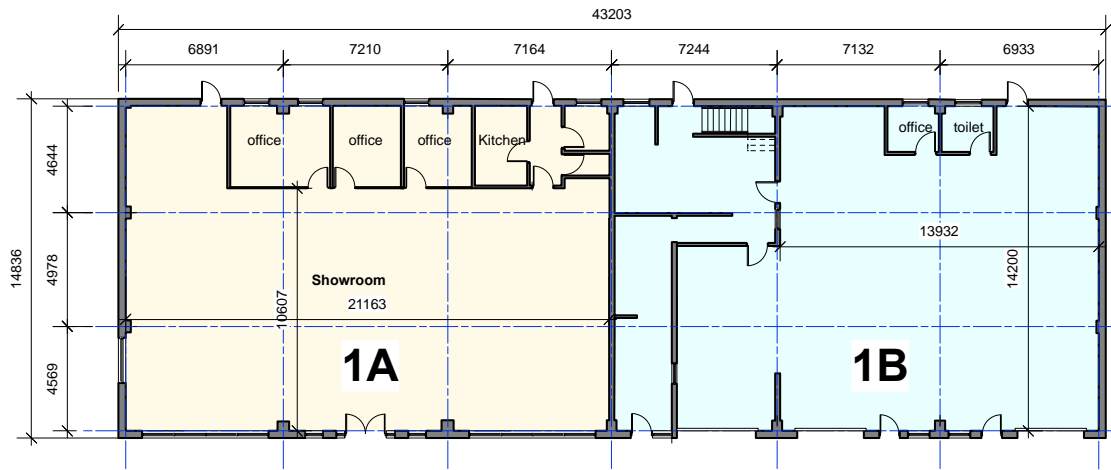
Unit 2a



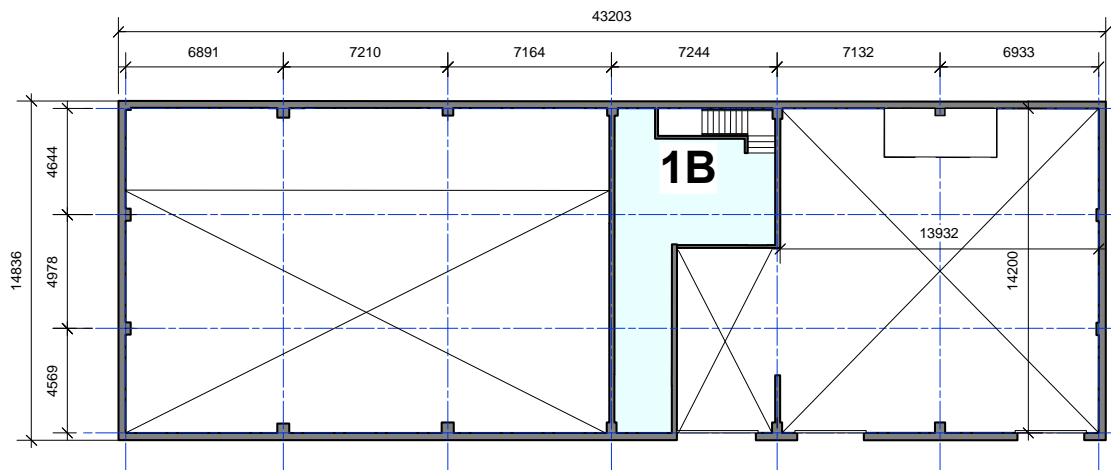
Unit 2a



Unit 2a



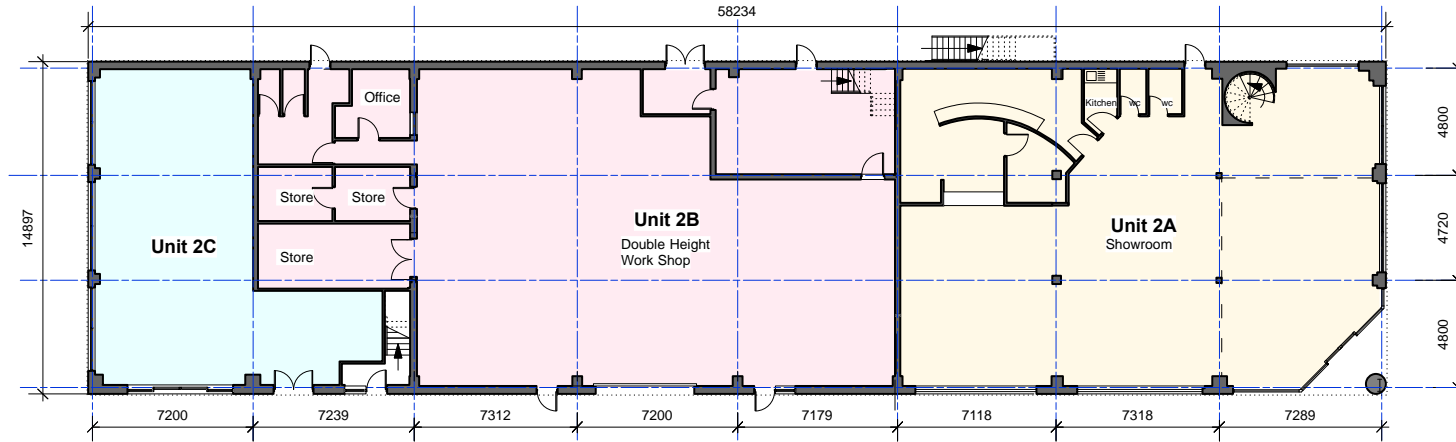
Ground Floor Plan



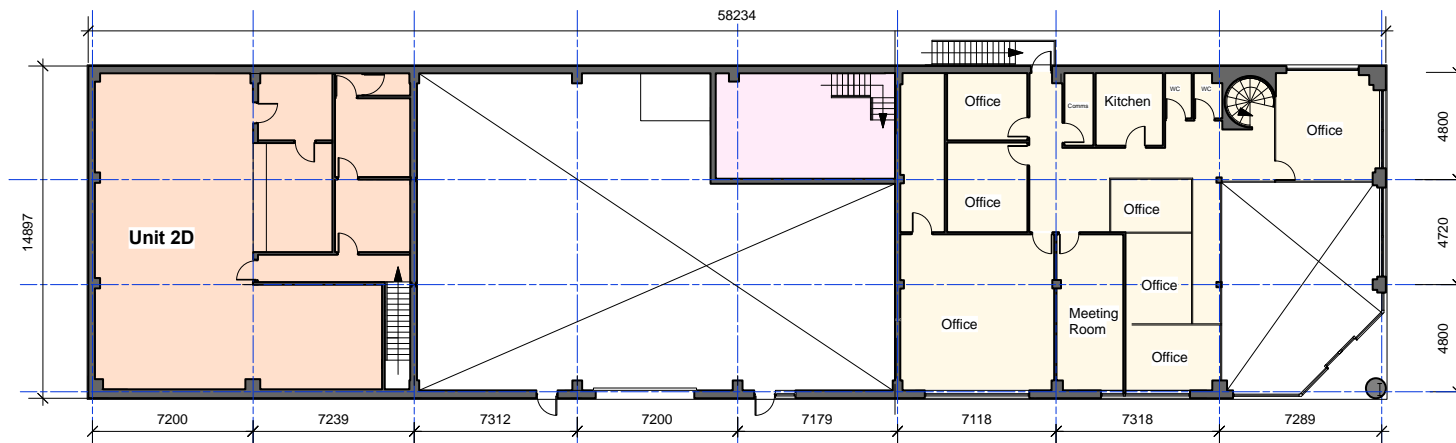
First Floor Plan

- Unit 1A
G.I.F.A. 300sq.m/ 3,229 sq.ft (Ground Floor)
- Unit 1B
G.I.F.A. 356sq.m/ 3,831 sq.ft (Ground & First Floor)
-
- Total Building
G.I.F.A. 656sq.m/ 7,061 sq.ft

<p>Building 1 (subdivided) 14 Courtauld Way, Campsie Industrial Estate, Eglinton Scale 1:200 @A3</p>	
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Ground Floor Plan



First Floor Plan

- Unit 2A (Ground & First)
G.I.F.A. 538.5sq.m/ 5,796 sq.ft
- Unit 2B (Ground & First)
G.I.F.A. 414sq.m/ 4,457 sq.ft
- Unit 2C (Ground)
G.I.F.A. 124sq.m/ 1,335 sq.ft
- Unit 2D (Ground)
G.I.F.A. 200sq.m/ 2,153 sq.ft

Building 2 (sub division options)
 14 Courtauld Way, Campsie Industrial Estate, Eglinton





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- *All Images for illustration purposes only.*
- *Details contained within this brochure should only used as a general guide. All interested parties should carry out there own enquiries.*

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