

**Newly
Constructed**



To Let

New Build Industrial Unit - Available Immediately
**Creagh Industrial Park,
Hillhead Road, Toome, BT41 3UF**

CBRE NI
PART OF THE AFFILIATE NETWORK

CUSHMAN & WAKEFIELD | **MCCOMBE PIERCE**
028 9023 3455
cushmanwakefield-ni.com

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PROPERTY SUMMARY

- New Build Industrial Unit
- Approx 9,688 sq.ft Industrial unit on shared site
- c.8.0m eaves
- 5 Electric Roller Shutter Doors
- Power availability of 68 kva
- Rent: Price on Application
- Ready for occupation

LOCATION

Creagh Industrial Park is located approximately 1.5 miles North West of Toome and is strategically located with direct access on the A6 Hillhead Road linking Belfast (c.30 mins) to Derry (c.50 mins) and the North West of the province. The park is also conveniently located c. 5 miles from Magherafelt and 15 miles from Cookstown. The surrounding area is witnessing significant investment with the upgrade of the New A6 dual carriageway which has enhanced the areas accessibility and significantly reduces journey times to both Belfast and Derry/L-Derry.

The immediate area is a well-established manufacturing and industrial location with SDC Trailers, UForm, MMS International, MAW Engineering, DPD, Tedd Engineering, RS Machinery and Creagh Concrete all being located in the vicinity.

DESCRIPTION

- Steel portal frame
- 35 Kn Power floated concrete floor
- Double skin insulated cladding
- Translucent roof lights
- 8.0m eaves height (approx)
- 5 no. Electric roller shutter. Doors
- 3 Phase 68 kva power supply
- Concrete apron to front of unit
- Potential for office unit of c.1,100 sq.ft

RATES

To be assessed by Land and Property Services.

LEASE

Rent: Price on Application

Term: 10 year lease

Review: 5 yearly upwards only rent review

Repairs: Full repairing and insuring terms

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

VAT

The property is elected for VAT and therefore VAT will be chargeable.

EPC

A copy of the EPC is available upon request.

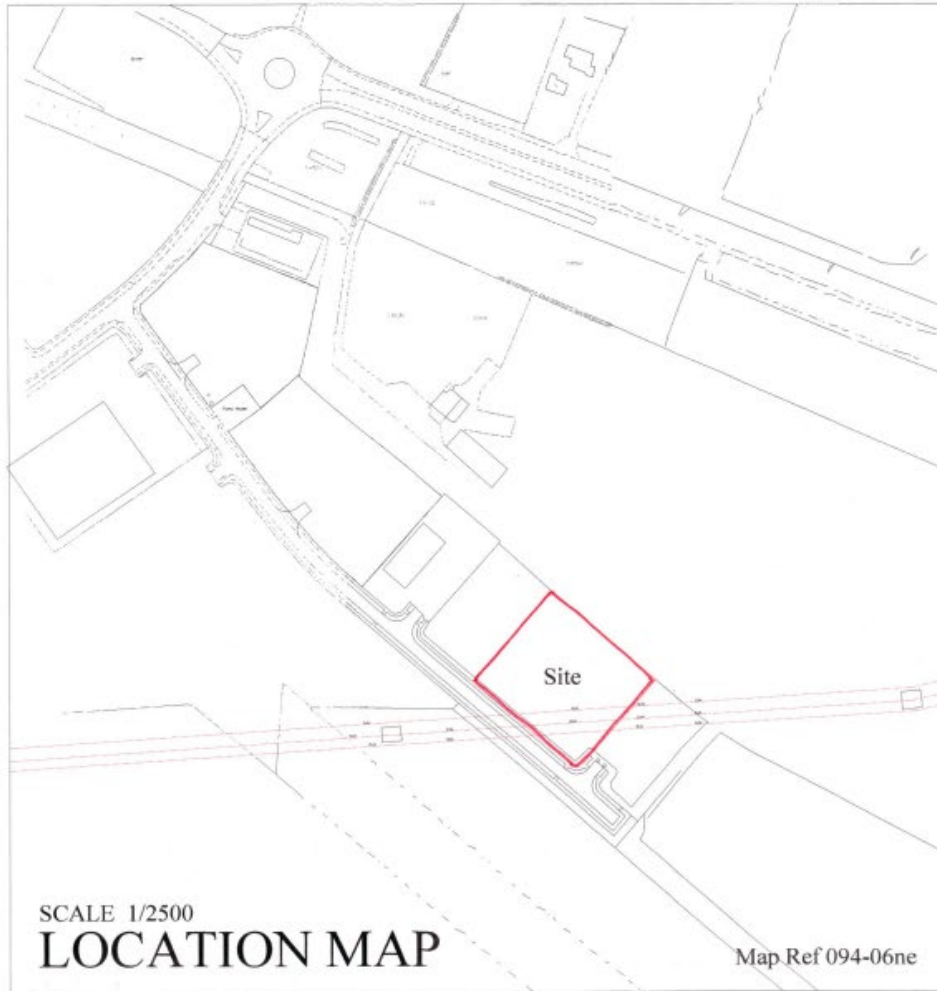


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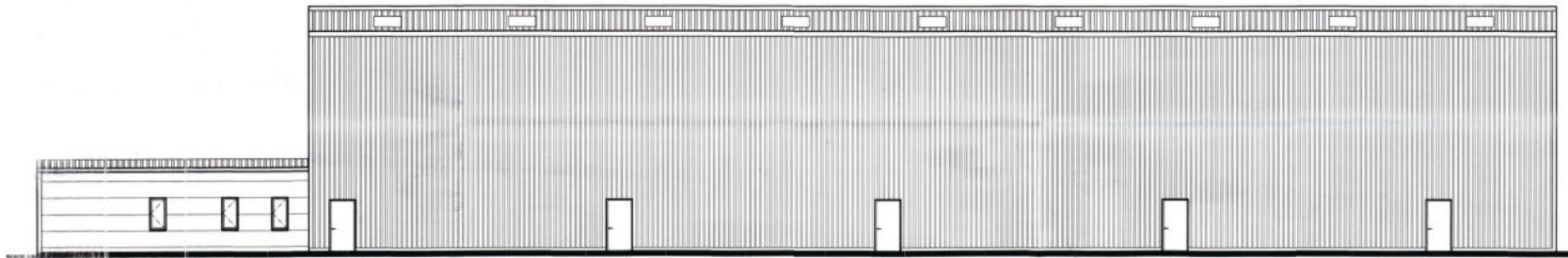


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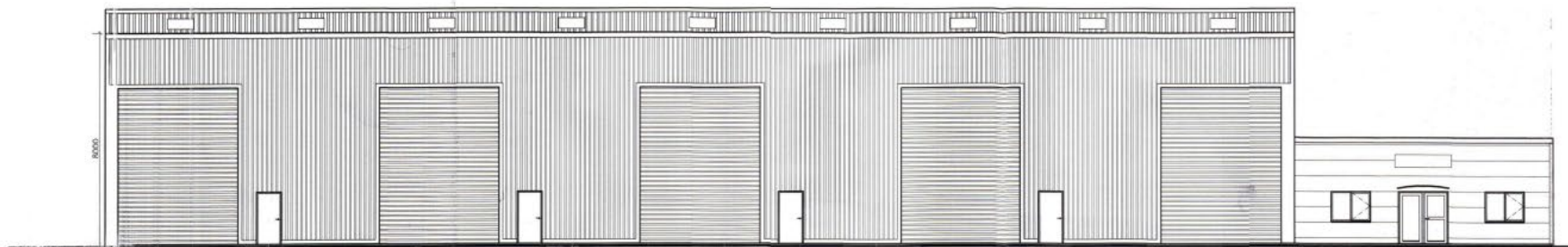
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REAR ELEVATION
Scale 1:100



FRONT ELEVATION Scale 1:100

MUDC
Dwg No 02

FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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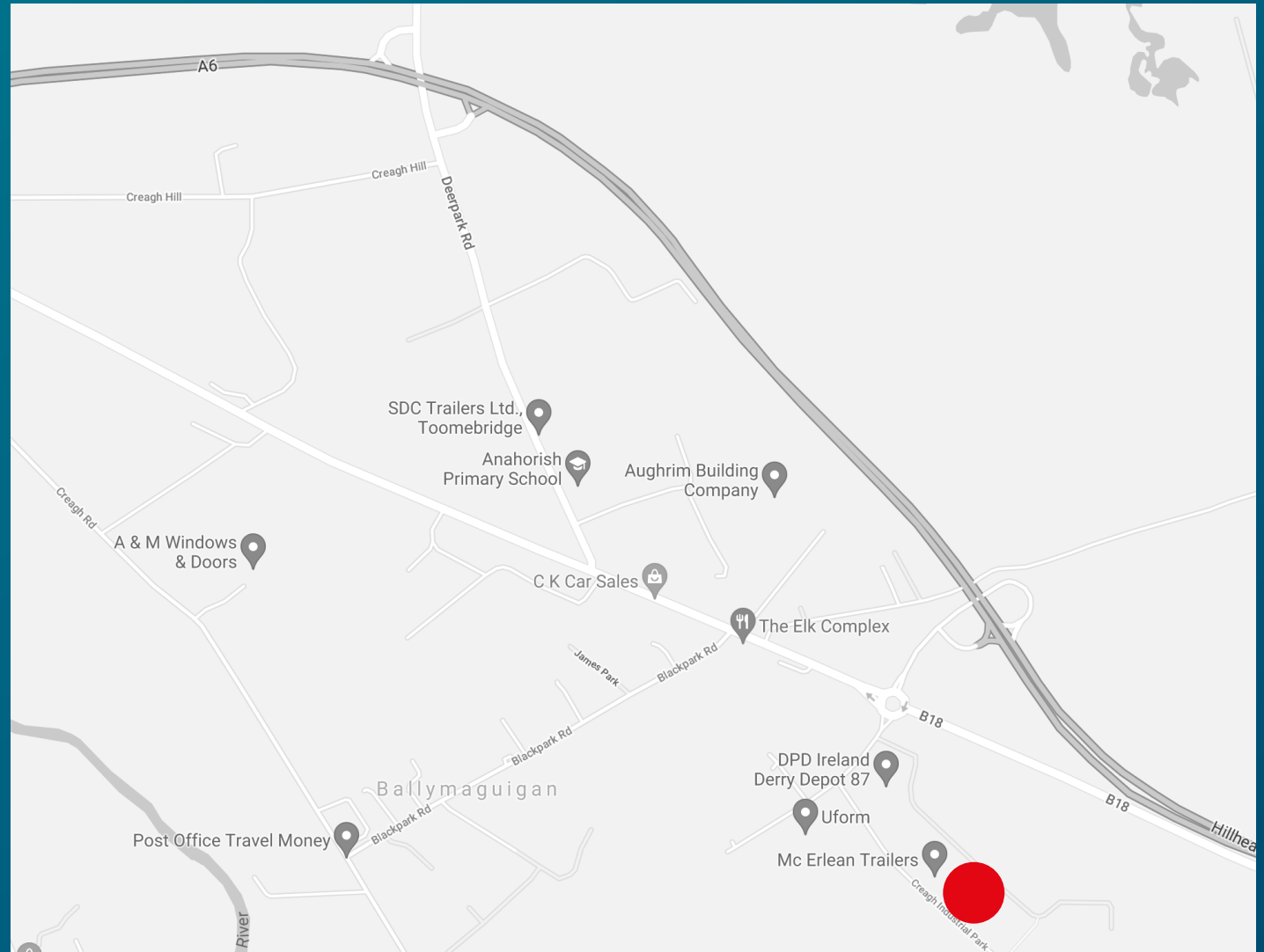
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