



For illustrative purposes only

**To Let**

Proposed New Build Industrial / Storage & Distribution Unit

**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

- To Let New Build Industrial / Storage & Distribution Building
- Planning Approved for Approx 51,667 sq.ft 4,800 Sq.M)
- c.8.0m eaves to underside of the haunch
- 12 Electric Roller Shutter Doors
- Ample Marshalling Area
- Rent: Price on Application

### 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 / industrial and storage & distribution location with SDC Trailers, UForm, MMS International, MAW Engineering, DPD, Tedd Engineering, RS Machinery, P McVey & Sons, Edgewater Contracts and Creagh Concrete all being located in the vicinity..

### DESCRIPTION

- c.51,667 Sq.Ft (4,800 Sq.M)
- Steel portal frame
- 35 Kn Power floated concrete floor
- Double skin insulated cladding
- Translucent roof lights
- 8.0m eaves height
- 12 no. Electric roller shutter Doors
- Ample Marshalling Area

Planning Permission (LA09/2023/0017/F) was approved in Sept 2023 for a new build Industrial / Storage & Distribution building extending to c.40m x 120m.

### RATES

To be assessed by Land and Property Services on completion.

### 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

An EPC will be made available on completion



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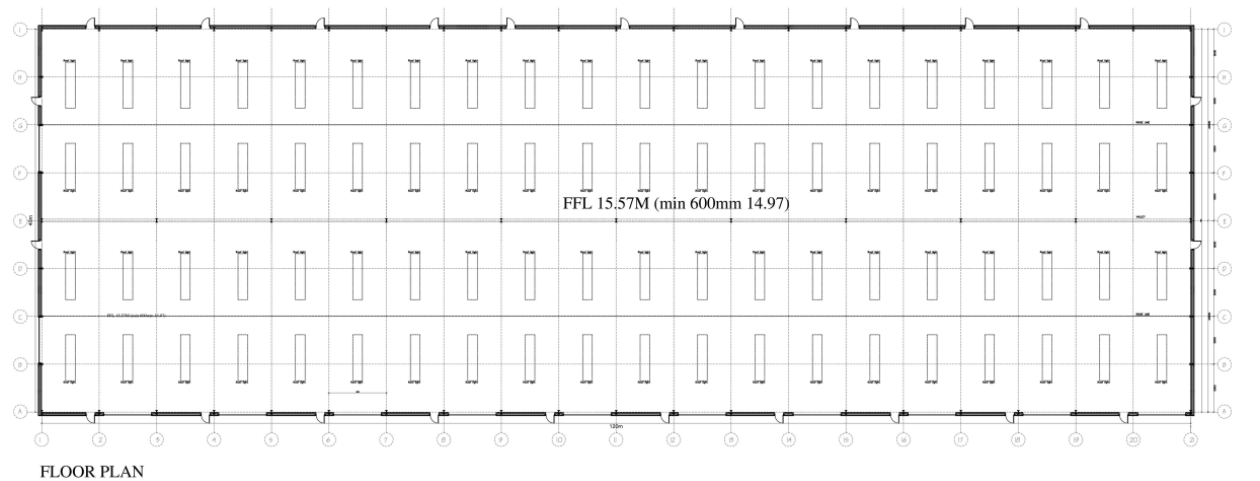
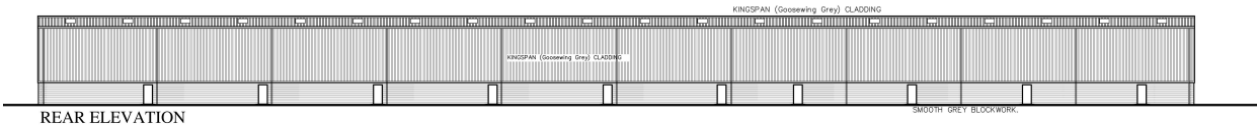
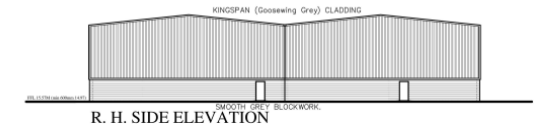
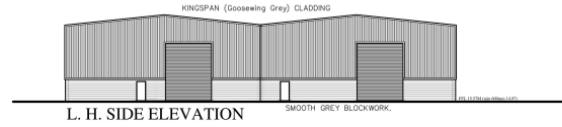
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## FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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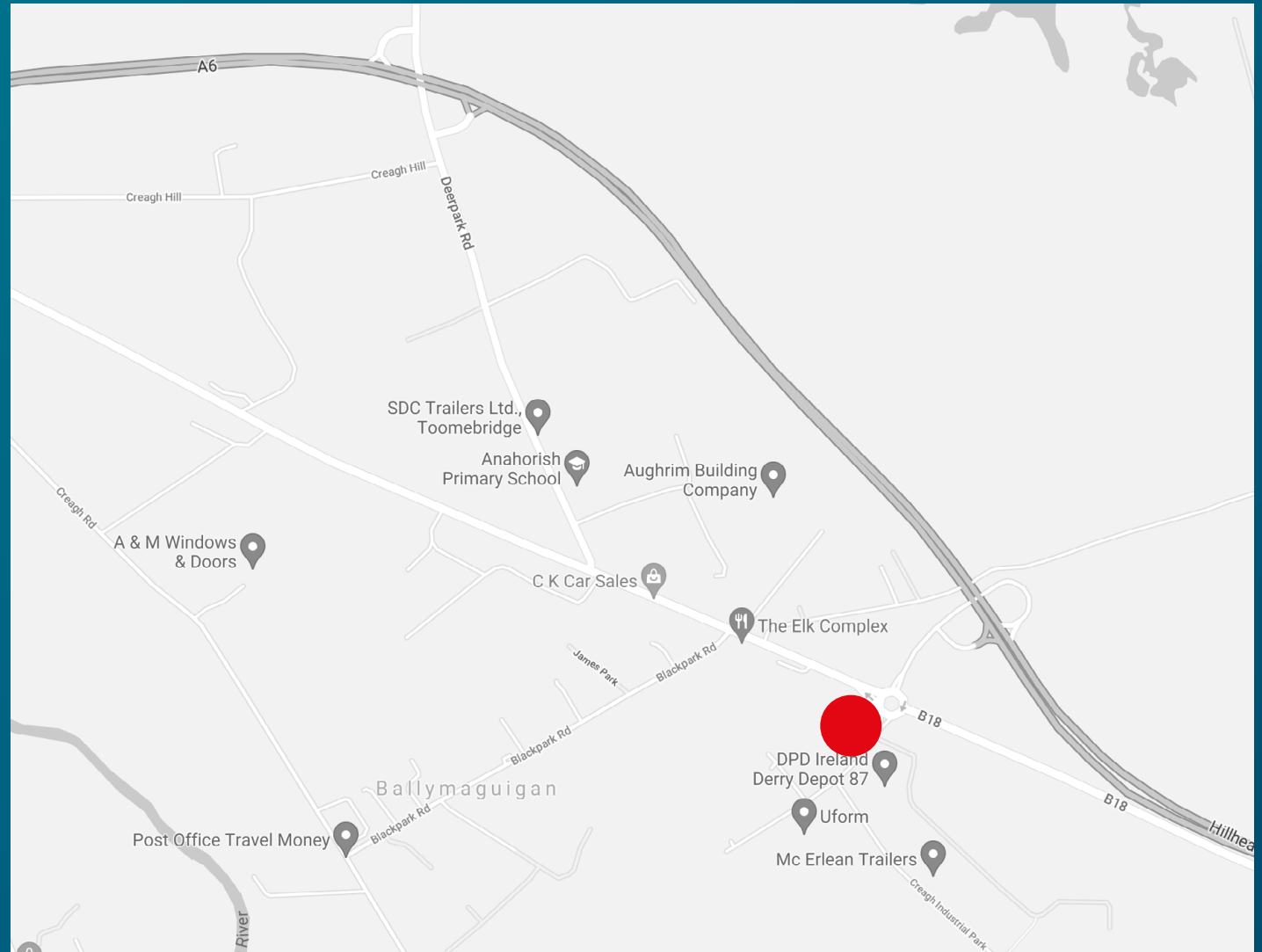
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