

# ALLINGHAM HOUSE

Campsie Business Park, McLean Road,  
Eglinton, BT47 3XX

TO LET



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## Description



The property comprises a modern office / commercial building constructed in circa 2000/2001 offering a high-profile location fronting the Clooney Road.

The premises are self-contained, and the car park is shared with a construction company who occupy the adjoining building.

The building is steel frame with a full length glazed front façade together with facing brick. The building is finished to a high standard internally and is currently partitioned into a range of private and open plan offices on both floors. The building benefits from air-conditioning and has both electric and oil fired heating.

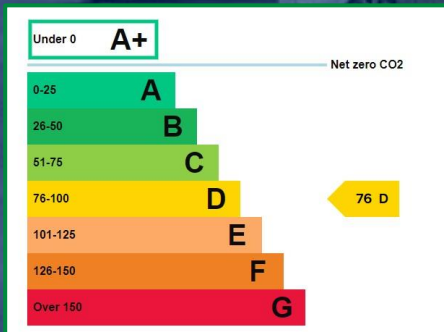
## Management

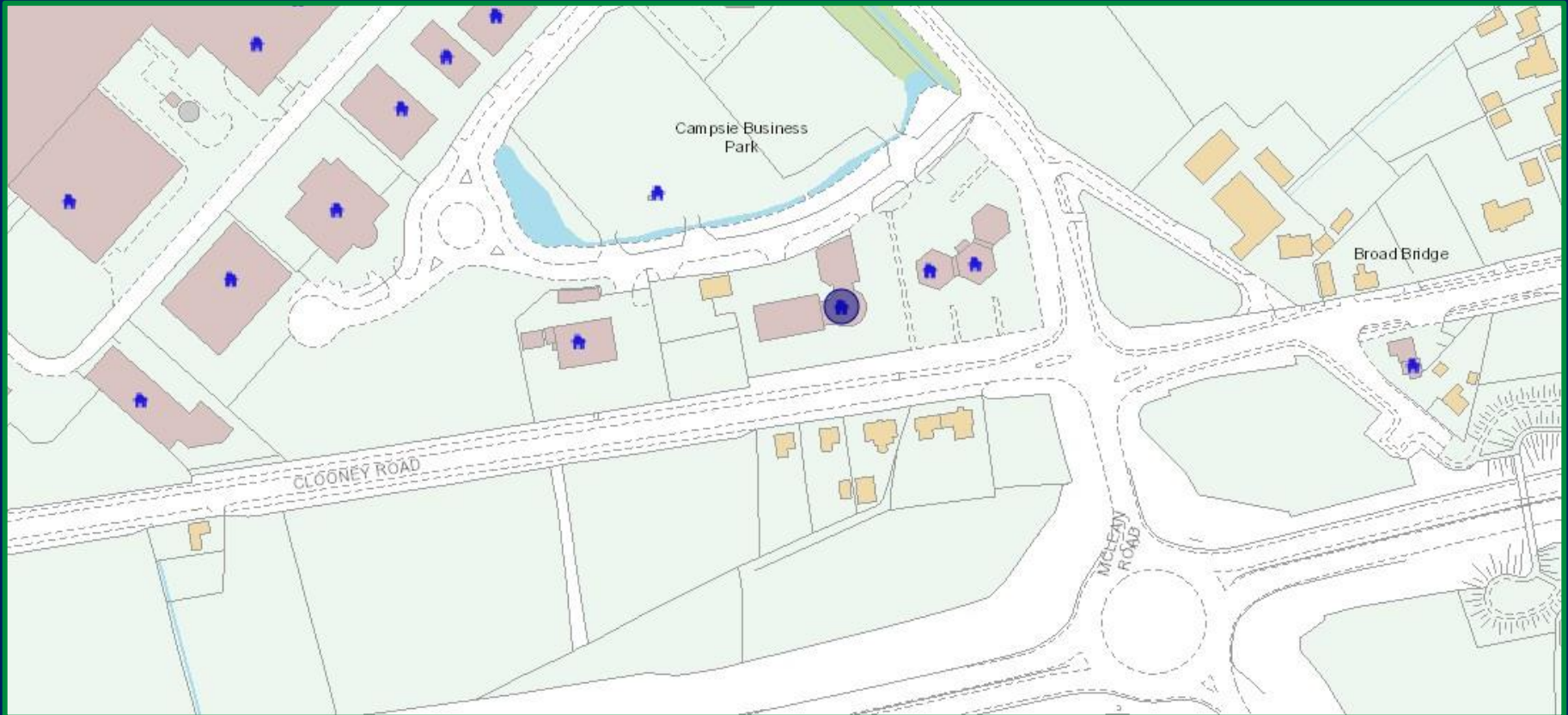
The Managing Agent is Campsie Business Park Management Limited, who administers all common areas, and we understand that the service charge for 2023 was £348.

## Lease Details

Rent: £45,000 per annum  
Estimated Rates: £12,477.23 as per LPS 23/24  
Tenure: Long Leasehold

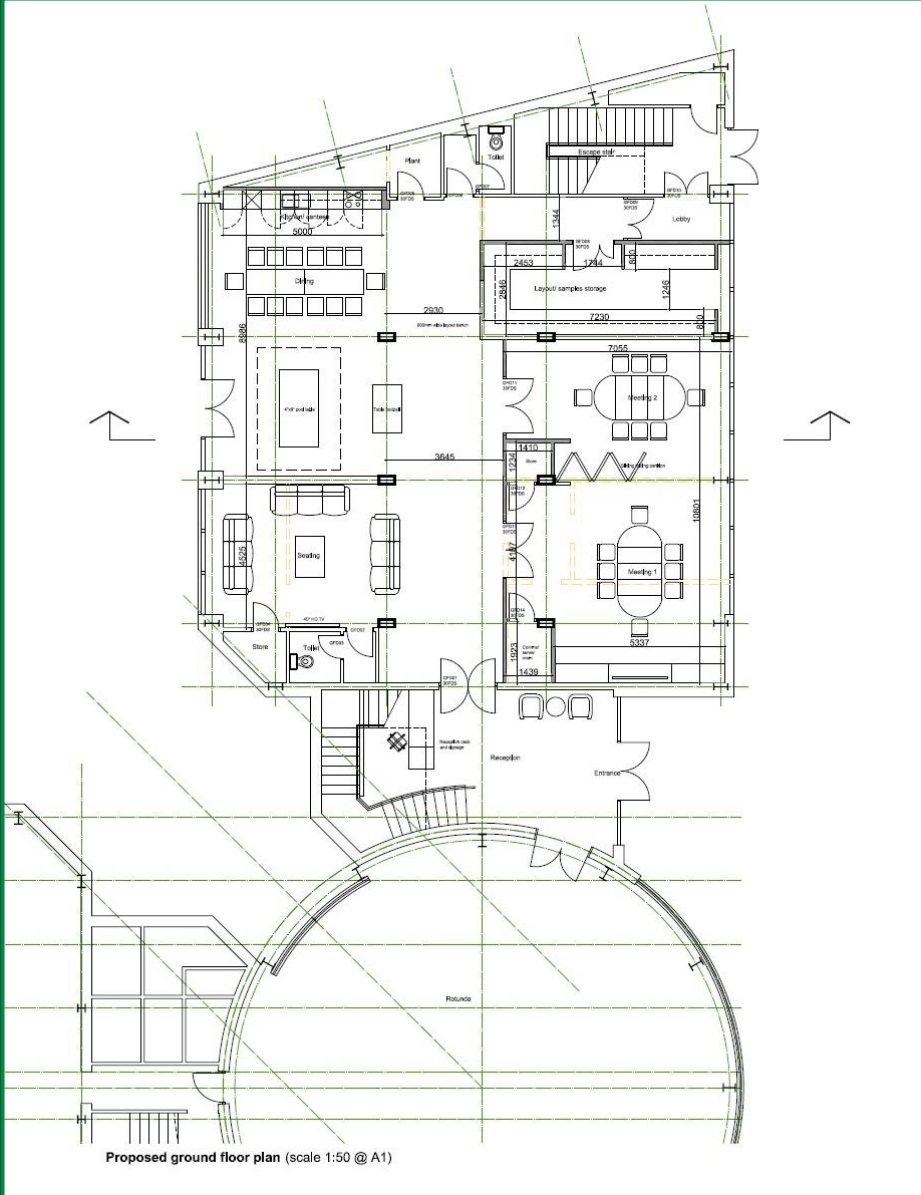
## EPC Rating



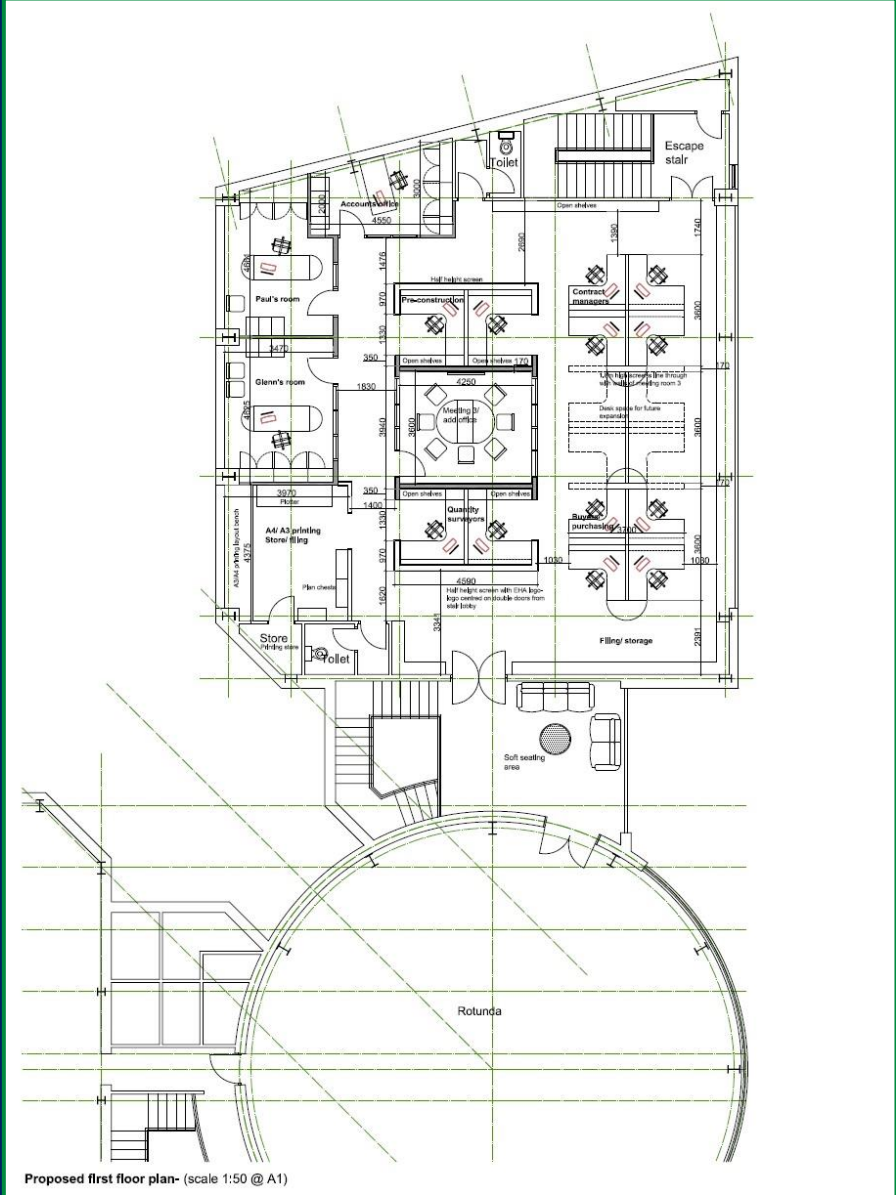


**The premises are accessed directly from McLean Road which leads to the Clooney Road (A2). The premises are part of the larger Campsie Industrial Estate which is the former Courtaulds Factory site. The facility is approximately 4-5 miles from Derry City.**

FLOOR PLANS – FOR IDENTIFICATION PURPOSES ONLY



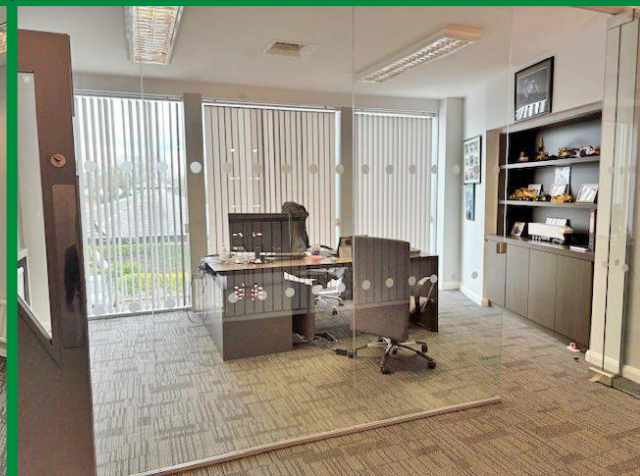
GROUND FLOOR



FIRST FLOOR

# Accommodation

GROUND FLOOR	SQ FT (APPROX.)
Main Reception Area	c. 415 sq ft (inc, stairwell)
Customer Waiting Area	c. 520 sq ft
Disabled WC	Not measured
Cleaning Store	Not measured
Meeting Room	c. 383 sq ft
Board Room	c. 324 sq ft
Rear Office	c. 265 sq ft
Shower Room/WC	Not measured
Staff Room/Canteen	c. 686 sq ft
FIRST FLOOR	
Landing	Not measured
Manager's Office	c. 174 sq ft
Open Plan Office / Partitioned Offices	c. 2,667 sq ft





**Agent:** Bensons  
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- Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
- Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
- These particulars do not constitute a contract or part of a contract.
- All measurements quoted are approximate.
- Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.