

TO LET

INDUSTRIAL



Excellent Business Unit comprising c. 3,409 sq ft
**UNITS 1 & 2, DIAMOND PARK, PENNYBURN
INDUSTRIAL ESTATE, DERRY**

- Modern Business Unit suitable for a variety of uses (Subject to Planning)
- The units combined comprise c. 3,409 sq ft
- On-site parking
- Located in the established Pennyburn Industrial Estate, Derry

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Lisney

Location

Diamond Park benefits from a prominent and highly accessible location within the well-known Pennyburn Estate within close proximity to the Buncrana Road, which leads directly to Donegal and the City Centre.

Nearby occupiers include Musgrave Cash & Carry, Crossfit Derry, Glenbrook Auto Electricians, Capital Blinds, Signs Express & Kitcheneque.

Additionally, the premises benefit from being within the vicinity of Brunswick Superbowl, North West Ireland's foremost bowling and entertainment complex comprising of 16 cosmic ten-pin bowling lanes, Banana's Adventure Castle and a Superb 7 screen digital cinema.

Description

The Park comprises 8 units with the overall appearance and finish of the scheme creating an attractive business environment.

Externally the unit is of block construction with clad roof, 5m eaves and electric roller shutter door.

Internally the two units have been combined and provide a Reception, Office, Kitchen and W.C. facilities with concrete floor, box lighting, 3 phase electricity and an oil fired blow heater in the warehouse.

Diamond Park is surrounded by palisade fencing and accessed via double gates to a dedicated parking area.

Accommodation

Ground Floor	Mezzanine	Total Floor Size
3,055 Sq Ft	354	3,409

Rent

£13,500 per annum to include service charge & Insurance plus VAT.

Energy Performance Certificate (EPC)

The property currently has an EPC rating of F145 for Unit 1 and D90 for Unit 2.

Rates

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

Net Annual Value - £13,700

Rate in the £ for 2016/17 - 0.607811

Rates Payable - c. £8,237 per annum

VAT

All prices and outgoings are exclusive of but may be liable to V.A.T.

