

Terms

A new lease on Full Repairing and Insuring terms to incorporate Service Charges is available.

VAT

All prices and outgoings are exclusive of V.A.T., which is applicable.

Further information is available at www.Lisney.com and www.mwpm.co.uk

Contact: Andrew Gawley on 028 9050 1501 or agawley@lisney-belfast.com or Mary White on 07843 278 514 or marywhite@mwpm.co.uk



The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

TO LET

OFFICES



Modern Business and Office Suites

HYDE BUSINESS PARK, PENNYBURN INDUSTRIAL ESTATE, DERRY BT48 0LU

- Modern office suites
- Suites available from approximately 165 sqft - 4,600 sqft
- Dedicated on-site parking
- Located in the popular Pennyburn Industrial Estate

Contact: Andrew Gawley – 028 9050 1501
agawley@lisney-belfast.com

www.lisney.com
29-33 Montgomery Street, Belfast BT1 4NX.

Location

Hyde Business Park benefits from a prominent and highly accessible location within the popular Pennyburn Estate, within close proximity to the Buncrana Road, which leads directly to Donegal and the City Centre within a 5 minute drive. The City of Derry airport and the Ports are also no more than 20 minutes away from the scheme. Nearby occupiers include Diamond Corrugated, ADT, Musgrave Cash & Carry, Autoglass, Capital Blinds and Brunswick Moviebowl.

Description

- Comprises a number of business units and office suites.
- Overall appearance and finish of the scheme creates an attractive business environment
- Suites have been finished to a high specification and can include carpet floor covering, wallpapered / plastered and painted walls and strip lighting.
- Kitchen and W.C. provision provided.
- Externally the property is surrounded by palisade fencing to a parking area.
- On site car parking.
- Oil fired heating in part.

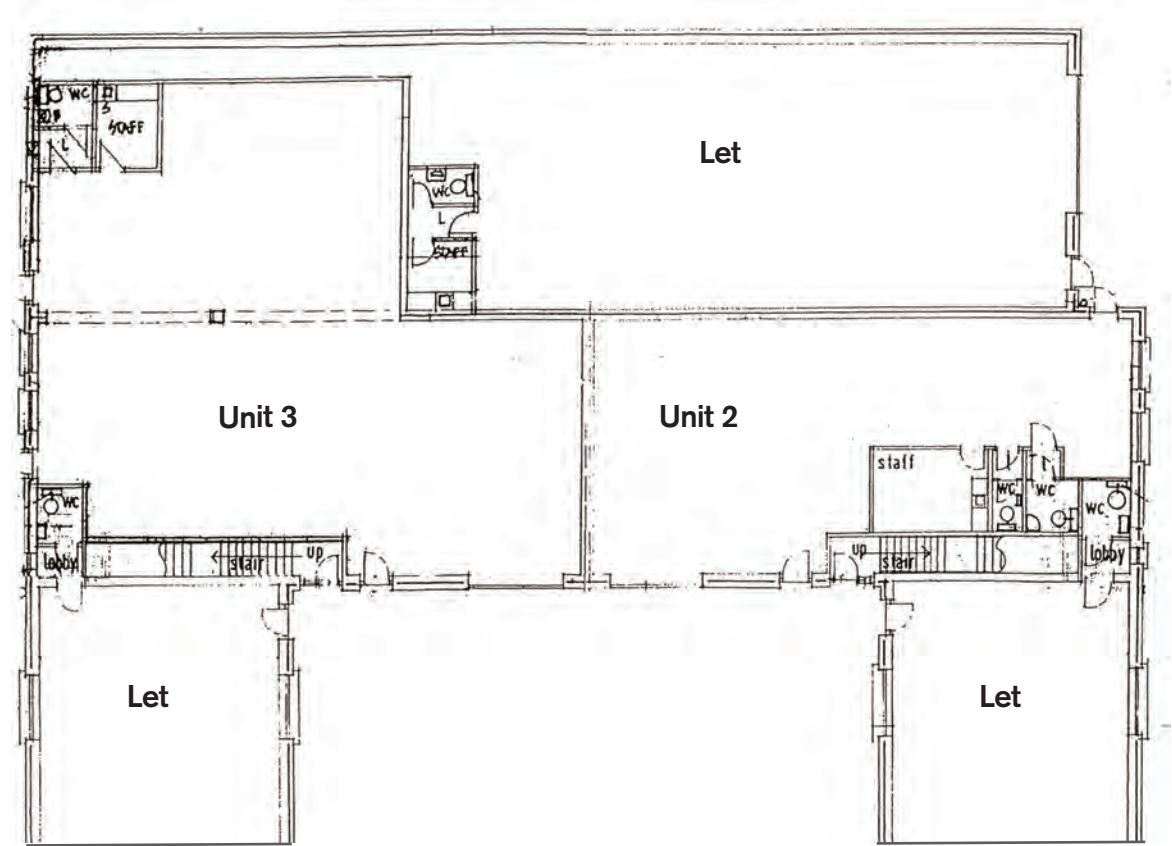
Accommodation

The table below summarises the available accommodation.

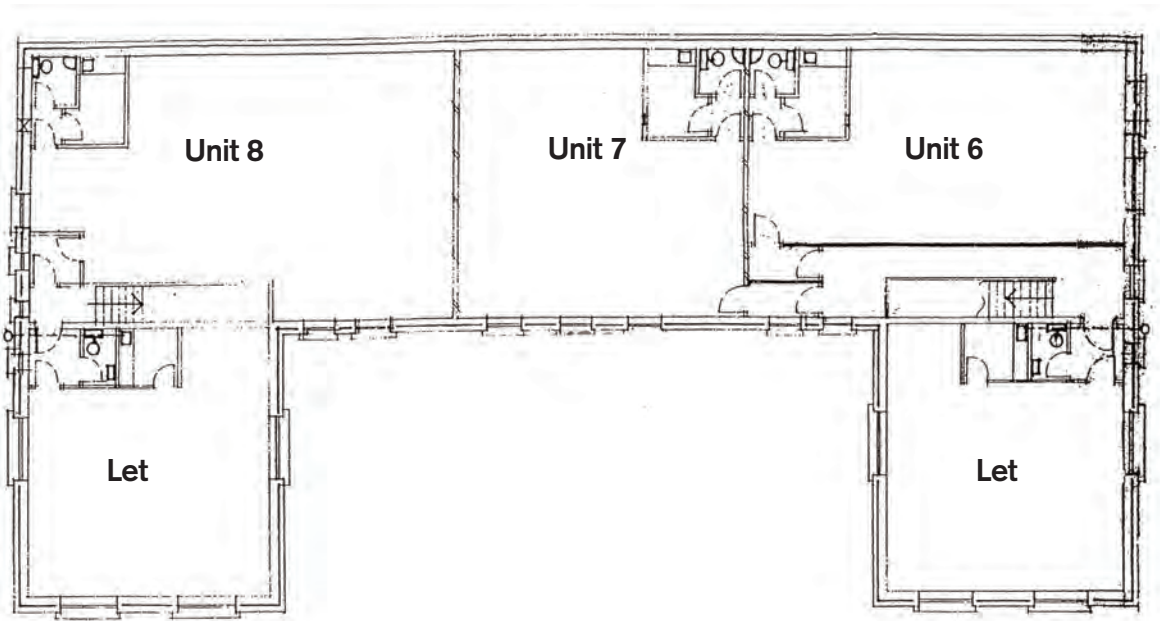
Suite	Floor	Area (Sq. Ft.)	Rent per week
2	Ground	1,212	£165
3	Ground & First Floor	2,424	£240
6	First	650	£90
7c	First Floor Serviced	165	£65
7d	First Floor Serviced	165	£65
8	First	964	£120

Please note:
Suites 2, 3 & 8 can be combined to provide a unit up to 4,600 sq ft.
The above rent includes services charges and buildings insurance.

Floor Plans



Ground floor



First floor