

Lisney

TO LET

High Profile, Grade A Office Accommodation C. 3,940
Sq. Ft. With Generous Dedicated Car Parking

113-119 DUNCREGGAN ROAD,
DERRY/LONDONDERRY, BT48 0AA

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CONTACT

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BRIEF

- High specification own door office suite
- Highly accessible city centre location, situated off Strand Road
- Generous dedicated car parking (15 no. spaces)
- Suitable for a wide variety of professional office uses



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LOCATION

Derry/Londonderry is Northern Ireland's second City and is located in the North West of the province, approximately 70 miles from Belfast. The City is located close to the border with the Republic of Ireland and acts as the principal retail and administrative centre for the City Council area and neighbouring areas such as Strabane, Limavady and parts of Donegal.

The City is well served by an established road, rail and bus network. In addition, City of Derry Airport is located a short drive from the City centre, providing direct connections to the UK mainland and Europe.

The subject property occupies a prominent roadside location, approximately 1.50 miles north of Derry City centre. Duncreggan Road is situated off Strand Road, one of the City's primary thoroughfares which is dominated by a mix of food and retail occupiers, capable of catering for staff lunchtime needs.

DESCRIPTION

113-119 Duncreggan Road comprises a purpose built, Grade A office scheme

situated on a self-contained site with 62 no. dedicated car park spaces. The subject property comprises a ground floor, own door office suite of c. 3,940 sq. ft. Internally the space is arranged over a combination of private offices, open plan office/ breakout space, boardroom and staff areas.

The space has been fitted to a high specification throughout to include the following:-

- 150 mm Raised access flooring
- Comfort cooling and heating
- Suspended ceilings
- Recessed low energy CAT2 lighting
- Plastered and painted walls

RATES

The tenant will be responsible for the payment of business rates directly to Land and Property Services:

NAV

£32,200

Rates payable (2016/2017)

£19,572

ACCOMMODATION

AREA	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor Office Suite	366.03	3,940

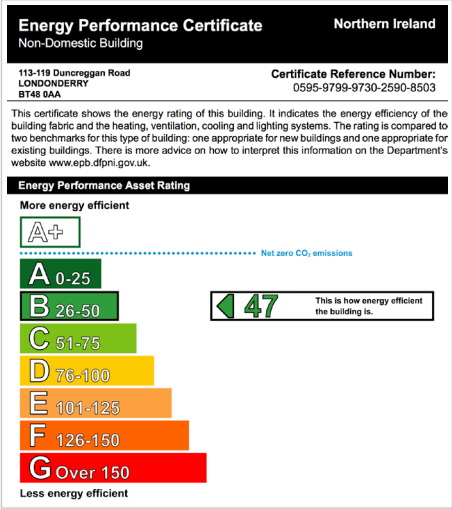
INTERIOR

Images are indicative of a typical floor plate in the building



EPC - B47

This property has an energy efficiency rating of: B47



The full certificate can be made available upon request.

INSURANCE

The tenant will be responsible for reimbursing the landlord with a proportionate amount of the total insurance premium for the building.

The current insurance apportionment is TBC

LOCATION MAP



LEASE TERMS

Rent - £40,000 per annum excl.

Term - by way of negotiation.

Repairs & Insurance: The space will be let on effective full repairing and insuring terms by way of service charge recovery.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas.

The current service charge estimate is understood to be £5,898 per annum plus VAT

VAT

All prices and outgoings are exclusive of but may be liable to VAT

CONTACT

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