



TO LET

**2nd Floor, 113-118 Duncreggan Road, Derry/Londonderry, BT48 0AA**

Second floor office suite situated in prestigious Grade A Office building.

**Lisney**

## Features

- One 8 person high speed lift serving all floors.
- 150mm raised access floors.
- Polyester powder coated aluminum windows.
- Suspended ceilings.
- Plastered and painted walls.
- 17 designated car parking spaces.

## Location

The subject property is situated on Duncreggan Road, located just off Strand Road Derry. The Strand Road is an important arterial route leading out of Derry City Centre.

The property is situated in close proximity to a retail precinct that includes Sainsbury's, Supervalu, Harry Corry, Smyth Toys, First Trust Bank, McDonalds and Bank of Ireland.

Derry / Londonderry has good infrastructure and transportation links to the rest of Ireland though the railway line connecting to Coleraine, Antrim and Belfast and the good standard of road links; the A5, A6 and A37. Derry / Londonderry has the benefit of a local regional airport; City of Derry Airport, located approximately 7 miles outside of the town. The airport currently charts flights to a number of different destinations including London.

Derry / Londonderry is the principal retailing centre for the City Council Area and for neighbouring areas of Limavady and Strabane and for parts of Donegal. It is a busy retail centre providing the area with a range of outlets of both UK and Irish multiples as well as independent sole traders. There are a number of major retail centres such as the Richmond Centre, Quayside and Foyleside with key retailers such as Dunnes Stores and Marks and Spencer's.





## Description

The accommodation comprises an open planned section, a number of individual offices/meeting rooms and kitchen facilities. In terms of specification it is finished to provide carpeted and vinyl flooring, plastered and painted walls, suspended ceilings, fluorescent strip and recessed lighting and HVAC units.

There are separate male, female and disabled WC facilities. The second floor is also accessible via a high speed 8 person passenger lift.

The building itself is a modern portal frame construction office building with red brick, profile cladding and glazed elevations and a flat roof design. A balcony / viewing gallery wraps around the building on the top level.

Access to the property is via Pennyburn Pass, below the first floor level on the north-west side of the building.



## Accommodation

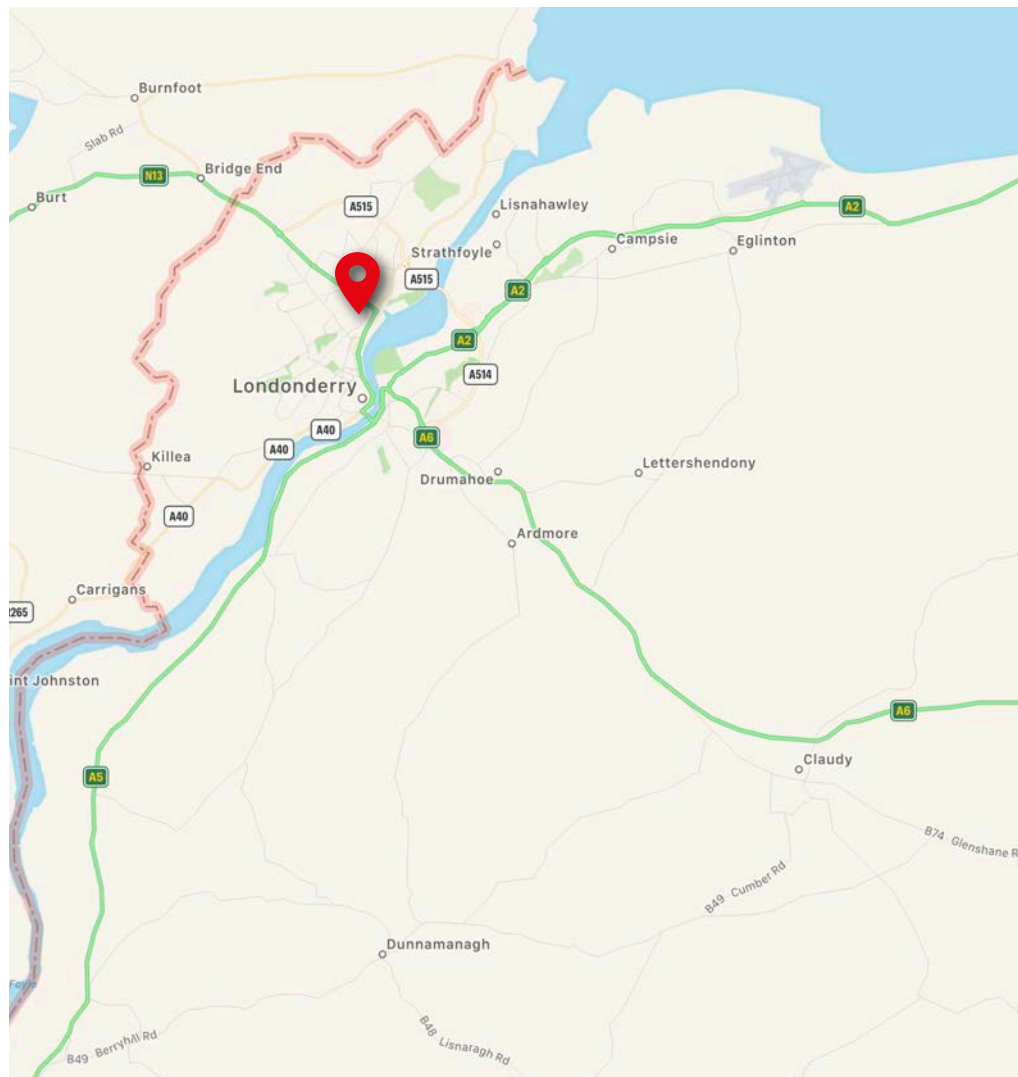
Description	NIA Sqm	NIA Sq ft
Second Floor	513.01	5,522

## Repairing

Effective Full Repairing and Insuring Lease Terms.







## EPC Rating

The property has an energy rating of B47.

A full certificate can be made available upon request.



## Rent

£9.50 per square foot.

## Service Charge

C. £8,000 per annum.

## Rates

Rates to be reassessed.

## Contact

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