



TO LET

**FIRST FLOOR, 113-118 DUNCREGGAN ROAD, DERRY~LONDONDERRY, BT48 0AA
GRADE A OFFICE SUITE C. 7,373 SQ. FT. WITH GENEROUS ON-SITE CAR PARKING**

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FEATURES

High specification office suite

Highly accessible location c. 4 minutes drive to Derry's city centre

Generous on-site dedicated car parking (25 no. spaces)

Close proximity to multiple transport networks

Air conditioned throughout

LOCATION

The subject property is situated in the city of Derry~Londonderry, located just off the Strand Road which is the main arterial route heading north from Derry city centre along the western side of the River Foyle.

Derry~Londonderry is Northern Ireland's second largest city, positioned in the north west and in close proximity to the border with the rest of Ireland.

Due to the City's close positioning to the border with the Republic of Ireland, it 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 property's close proximity to major road networks provides strong transport links throughout the province.

In addition to its strong road networks, the subject property is located 5 miles from Foyle Port, and 8 miles from City of Derry Airport. University of Ulster Campus and Pennyburn Industrial Estate are located nearby.



The subject property occupies a prominent roadside location, approximately 1.50 miles north of Derry city centre.

Duncreggan Road is situated off Strand Road which is a commercial centre and home to a number of retailers including Sainsbury's, Home Bargains, Smyth's Toys & Pure Gym (amongst others).

DESCRIPTION

The suite is highly adaptable and provides Grade A specification to include:

- Category A fit-out.
- Raised access flooring.
- Carpet tiles.
- Plastered, painted walls.
- Suspended ceiling with recessed lighting.
- Fully air conditioned.
- Kitchen / breakout area.
- Communal WC and showering facilities.



First Floor, 113-118 Duncreggan Road



ACCOMMODATION

Approximately 7,373 Sq. Ft. (685 Sq. M.)

RENT

£10 per sq. ft.

TERMS

Negotiable.

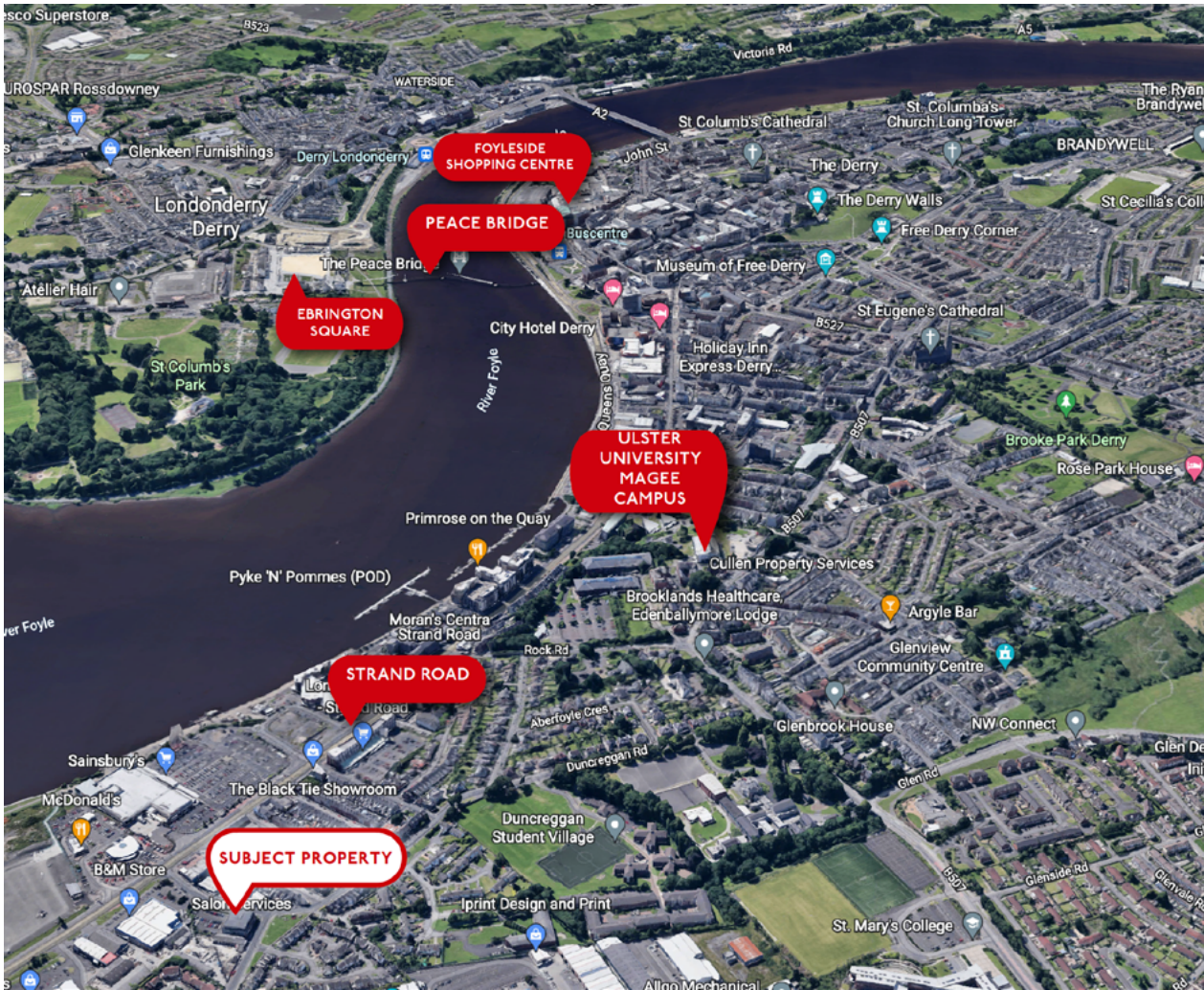


REPAIRS/INSURANCE

Effective FRI lease by way of service charge liability.

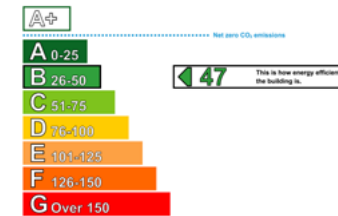
SERVICE CHARGE

£16,531 per annum.



EPC

The property has an Energy Efficiency rating of B47. The full Certificate can be made available upon request.



BUILDINGS INSURANCE

The tenant is to reimburse the landlord in respect of a fair proportion of the building's insurance premium.

The current insurance apportionment is £432.40.

RATES PAYABLE

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

Net Annual Value	£68,900
Rate in the £ 23/24	£0.633362
Payable	£43,639 per annum

VALUE ADDED TAX

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

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For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

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