

**FOR SALE**

## **5 Carrakeel Drive, Maydown Industrial Estate, Maydown, BT47 6UQ**

**SUBSTANTIAL COMMERCIAL PREMISES TOTALING APPROXIMATELY  
54,767 SQ FT ON A SITE OF 2.7 ACRES**

**Lisney**

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY



# Lisney

COMMERCIAL REAL ESTATE

## FEATURES

Warehouse accommodation with ancillary office and outbuildings totaling approx. 54,767 sq ft

Total site area of 2.7 acres with redevelopment potential (STPP)

Significant 574 KVA power supply

Excellent location in close proximity to Derry~Londonderry, Foyle Port and the main transport networks.

## LOCATION

The subject property is located in Maydown Industrial Estate on the periphery on Derry~Londonderry City Centre (5 miles).

The location provides convenient access to the A6 towards the east of the province (Belfast is within 68 miles), as well as the A5 to the south and across the border.

This is a well established industrial location, with neighbouring occupiers including Ascot Signs, Can-Tech Elastometers, Hivolt Capacitors, Oakgrove Lodges and GB Engineering.

## DESCRIPTION

The site comprises two principal buildings accompanied by ancillary offices, multiple outbuildings/stores, and an entrance security hut. The entire premises are enclosed by perimeter paladin fencing and accessed via double entrance gates.



Building 1



## BUILDING 1

Building 1 extends to approximately 34,868 sq.ft. over the ground and part first floor. While formerly used as a college training centre, the building has been stripped out internally to provide warehouse accommodation.

### Key Features

Steel portal frame construction

Blockwork/brick walls with which are partially clad

Clad roof with integrated translucent panels

Ground and first-floor office accommodation with lift access

Office fit out includes carpeted flooring (in part), suspended ceilings with recessed lighting, and perimeter trunking in reception areas

Multiple small storage areas and W.C. facilities throughout

## BUILDING 2

Building 2 is a self-contained structure that formerly housed the training centre's canteen. It includes an entrance hall, two cellular rooms, W.C. facilities, storage rooms, and a large open-plan canteen area.

### Internal Specification

Tiled and laminated flooring throughout

Mix of recessed and strip lighting

Perimeter trunking

## OUTBUILDINGS

The outbuildings total approximately 12,904 sq. ft. consisting of a variety of storage units and workshop space, offering flexible ancillary accommodation for a range of uses.



## ACCOMMODATION

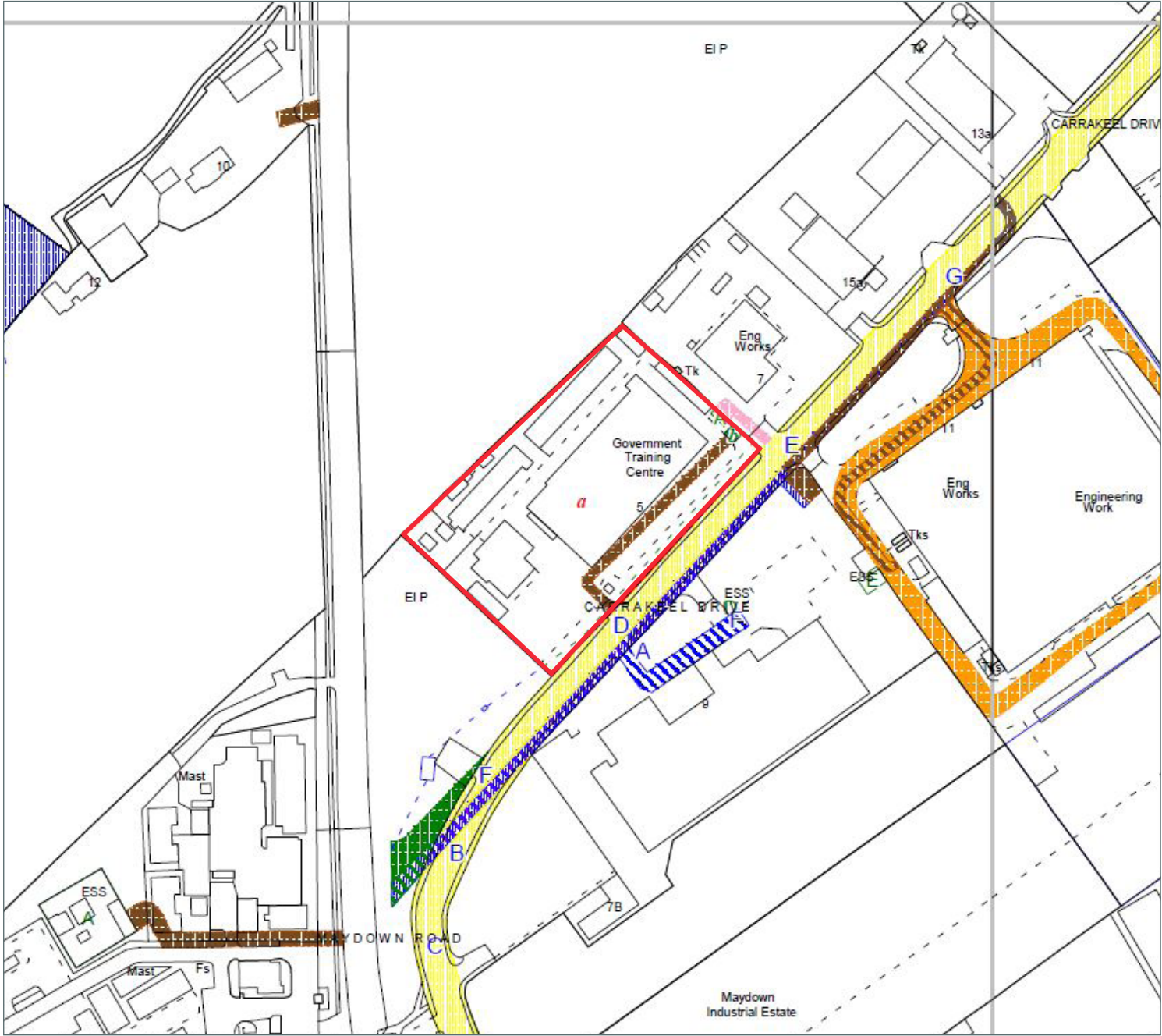
The areas below are approximate:

Description	sqm	sqft
Building 1	3,239.44	34,868
Building 2	649.86	6,995
Outbuildings	1,198.82	12,904
<b>Total</b>	<b>5,088.12</b>	<b>54,767</b>

The vendor has commissioned a number of detailed site surveys and reports, which will be valuable for any future planning applications. Copies can be made available to prospective purchasers upon request.



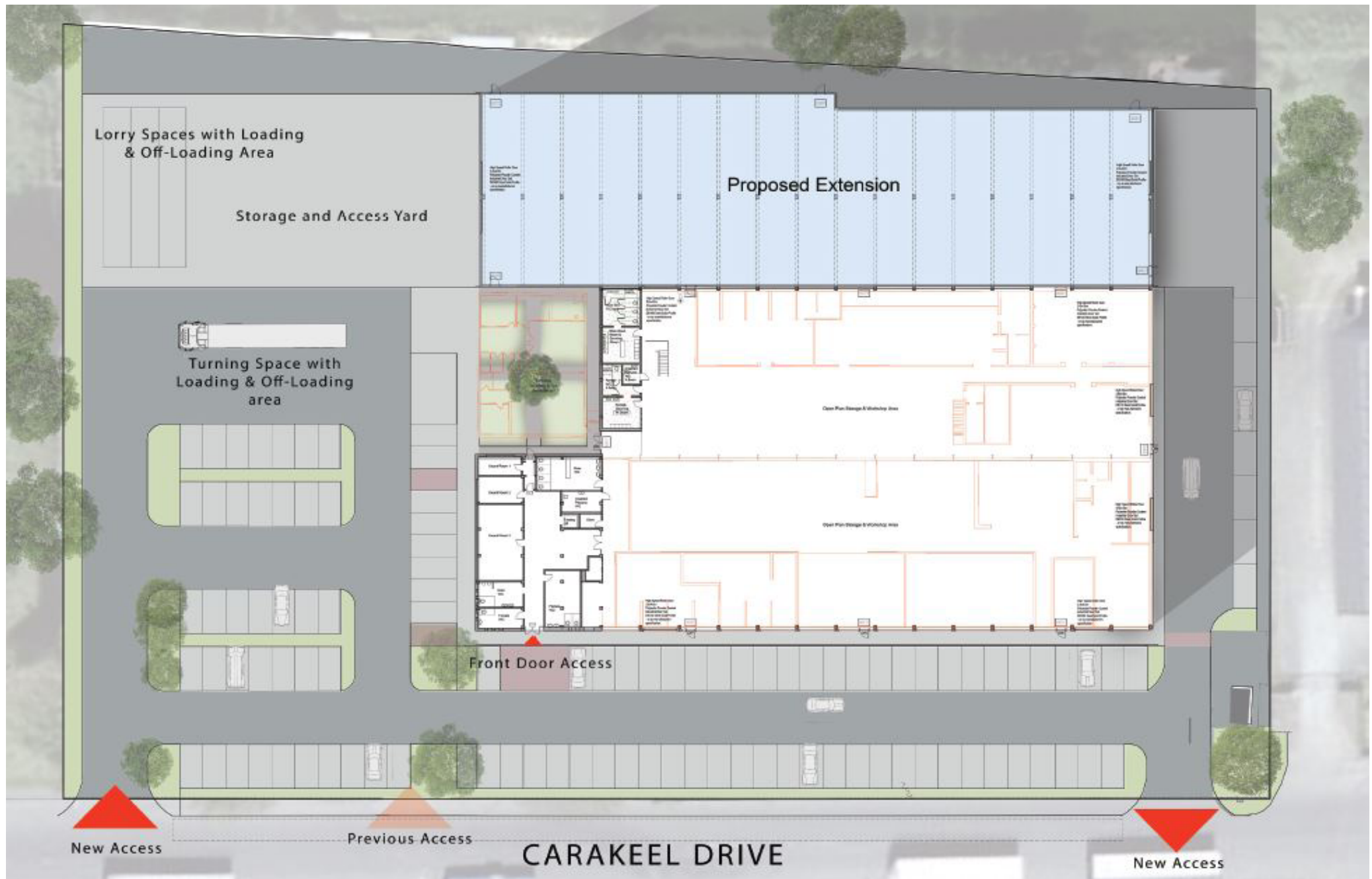
TITLE PLAN



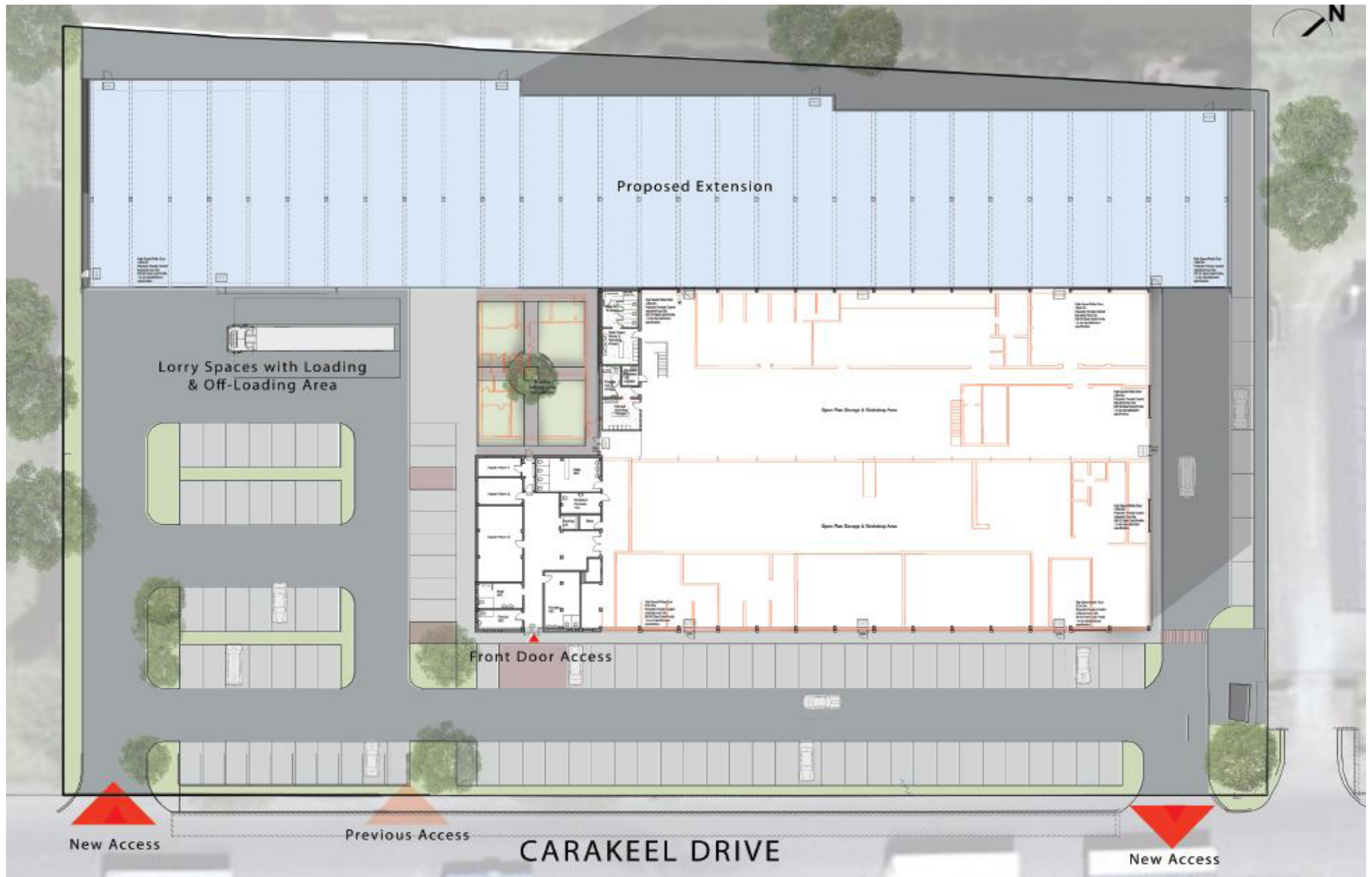
Outline for indicative  
purposes only



## INDICATIVE REDEVELOPMENT SCHEME - OPTION 1



## INDICATIVE REDEVELOPMENT SCHEME - OPTION 2



LOCATION



TITLE

We understand the property is held by way of a freehold title.

VAT

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

PRICE

£850,000 exclusive.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

The buildings have EPC ratings as follows:

SCORE	ENERGY RATING	RATINGS			
		BUILDING 1	BUILDING 2	OUTBUILDING 1	OUTBUILDING 2
<0	A+ <i>Net zero CO<sub>2</sub> emissions</i>				
0-25	A				
26-50	B				
51-75	C			C 65	
76-100	D	D 90			
101-125	E		E 122		E 108
126-150	F				
>150	G				

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 24476



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Viewing strictly by appointment with the sole selling agent Lisney

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