

**TO LET - HIGH PROFILE OFFICE BUILDING
WITH GENEROUS CAR PARKING FACILITIES**

1 WATERSIDE CENTRE, GLENDERMOTT ROAD, LONDONDERRY, BT47 6BG



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Summary

- Situated in the Waterside area of Derry ~ Londonderry fronting Glendermott Road
 - Beautiful self-contained office building of c. 3,714 sq ft with generous on-site car parking facilities
 - Accommodation comprises a range of open plan and private offices
 - Suitable for a variety of office / commercial uses subject to any statutory planning consents

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Location

The subject property is located in the Waterside area of Derry ~ Londonderry, the second largest city in Northern Ireland with a population of approximately 84,000 persons. The area benefits from an excellent road infrastructure and public transport facilities, provided by train and bus as well as Londonderry Port and the City of Derry Airport.

The subject is located fronting onto Glendermott Road, the main arterial route leading to the city centre benefiting from a high volume of passing vehicular traffic and extensive road frontage. The immediate surrounding area comprises a mix of residential dwellings and commercial occupiers to include, Waterside Theatre, The Foyle Health and Social Services Trust and Spar.

Description

The property comprises a detached two storey office building set on a self-contained site with adequate car parking, surrounded by mature trees and lawns. The property is configured internally to provide a range of open plan and cellular office accommodation, reception and kitchen over ground and first floors. Certain offices also benefit from raised access flooring, fluorescent strip lighting and sliding sash double glazed windows.

Accommodation

The approximate net internal areas are as follows:-

Ground Floor:	191.31 sq m	2,060 sq ft
First Floor:	153.70 sq m	1,654 sq ft
Total:	345.01 sq m	3,714 sq ft

Rent

Offers are invited in the region of £35,000 Per Annum.

Lease Term

By negotiation.

Rates

NAV: £28,900

Rate in £ (2019 - 2020): 0.650848

Rates Payable: £18,809.51 Per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)

Repairs

Tenant to be responsible for interior and exterior repairs.

Insurance

Tenant to be responsible for the repayment of the landlord's insurance premium.

Management Fees

Tenant responsible for payment of agents' management fees, calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

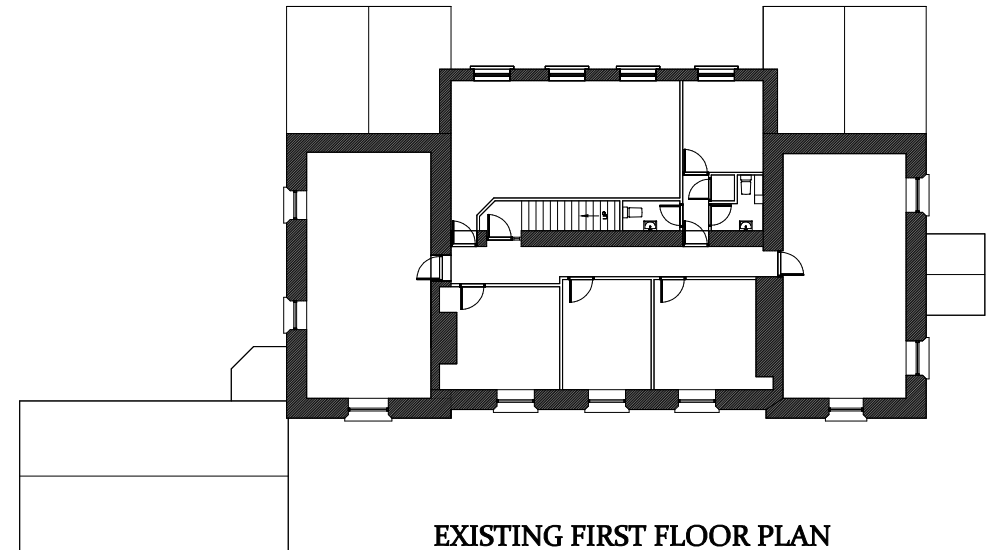
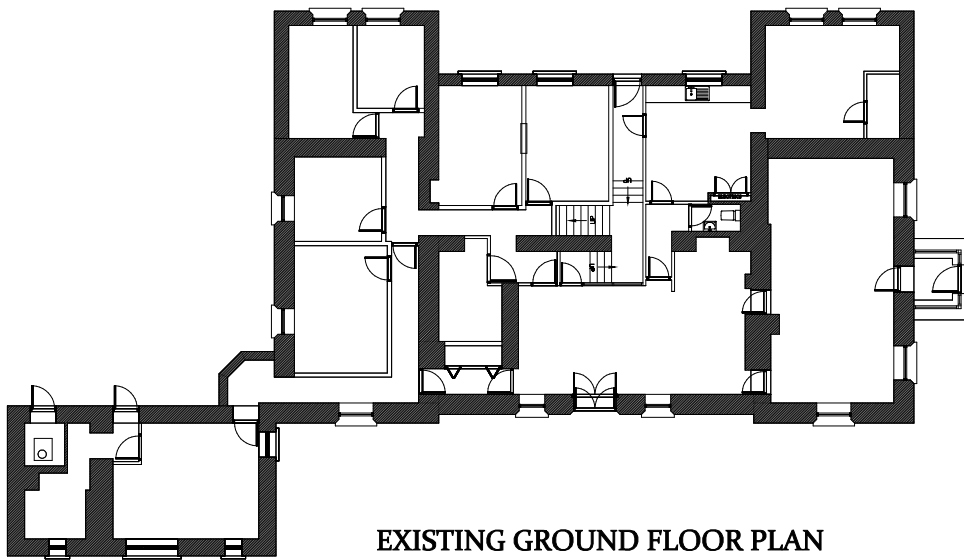
Strictly by appointment with the sole letting agents.

Frazer Kidd

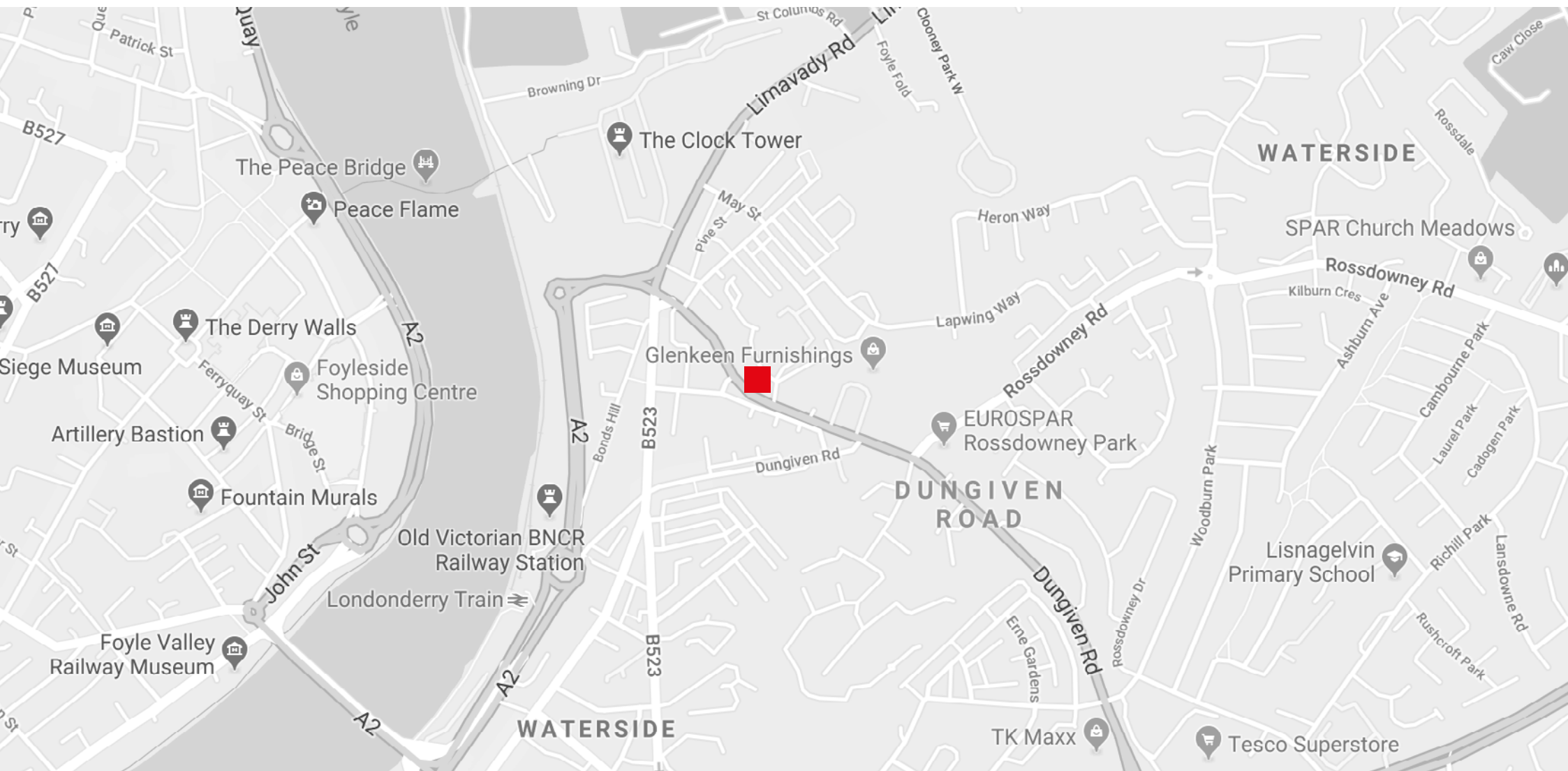
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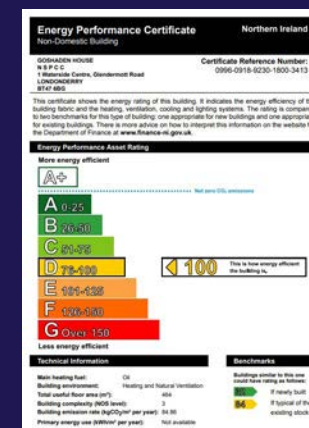
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EPC



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