

**FOR SALE** (DUE TO RELOCATION)

## Unit 7 Altnagelvin Industrial Estate, Derry~Londonderry BT47 2ED

WAREHOUSE ACCOMMODATION WITH ANCILLARY OFFICE SPACE TOTALLING C. 11,767 SQFT  
ON A SELF CONTAINED SITE OF APPROXIMATELY 0.4 ACRES.

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## FEATURES

Located in a well established industrial location

Total accommodation of approximately 11,767 sqft

Secure site of circa 0.4 acres

### LOCATION

The subject property is located in Altnagelvin Industrial Estate on the periphery on Derry~Londonderry City Centre and provides convenient access to the A6 towards the east of the province, as well as the A5 to the south.

This is a well established industrial location, with neighbouring occupiers including MacBlair, Menzies Distribution, Search Workshop Supplies, Galberts Food Products and Luxor Bathrooms.



### DESCRIPTION

The subject property comprises modern warehouse accommodation of 6,958 sqft plus part cover mezzanine of 1,966 sqft and ancillary office space of 2,746 sqft.

The primary warehouse is built around a steel portal frame with blockwork walls and finished with a red brick façade set on a concrete floor. The space benefits from 3no electric roller shutter doors, translucent roof lights and mezzanine storage. There is an additional secondary warehouse built against the main structure around a steel portal frame with profile sheeting walls and roof. Again the space benefits from an electric roller shutter door and translucent roof lights.

The office space is fitted out to a good standard to include carpeted floors, plastered/painted walls, suspended ceiling and fluorescent lighting.

Externally the property benefits from a large secure concrete yard which is suitable for vehicle parking and loading/unloading.



## ACCOMMODATION

Description	sqft	sqm
Warehouse 1	5,218	484.77
Mezzanine	1,966	182.65
Warehouse 2	1,746	162.21
Ground Floor Offices	1,373	127.56
First Floor Offices	1,373	127.56
<b>TOTAL</b>	<b>11,676</b>	<b>1,084.75</b>

## TITLE

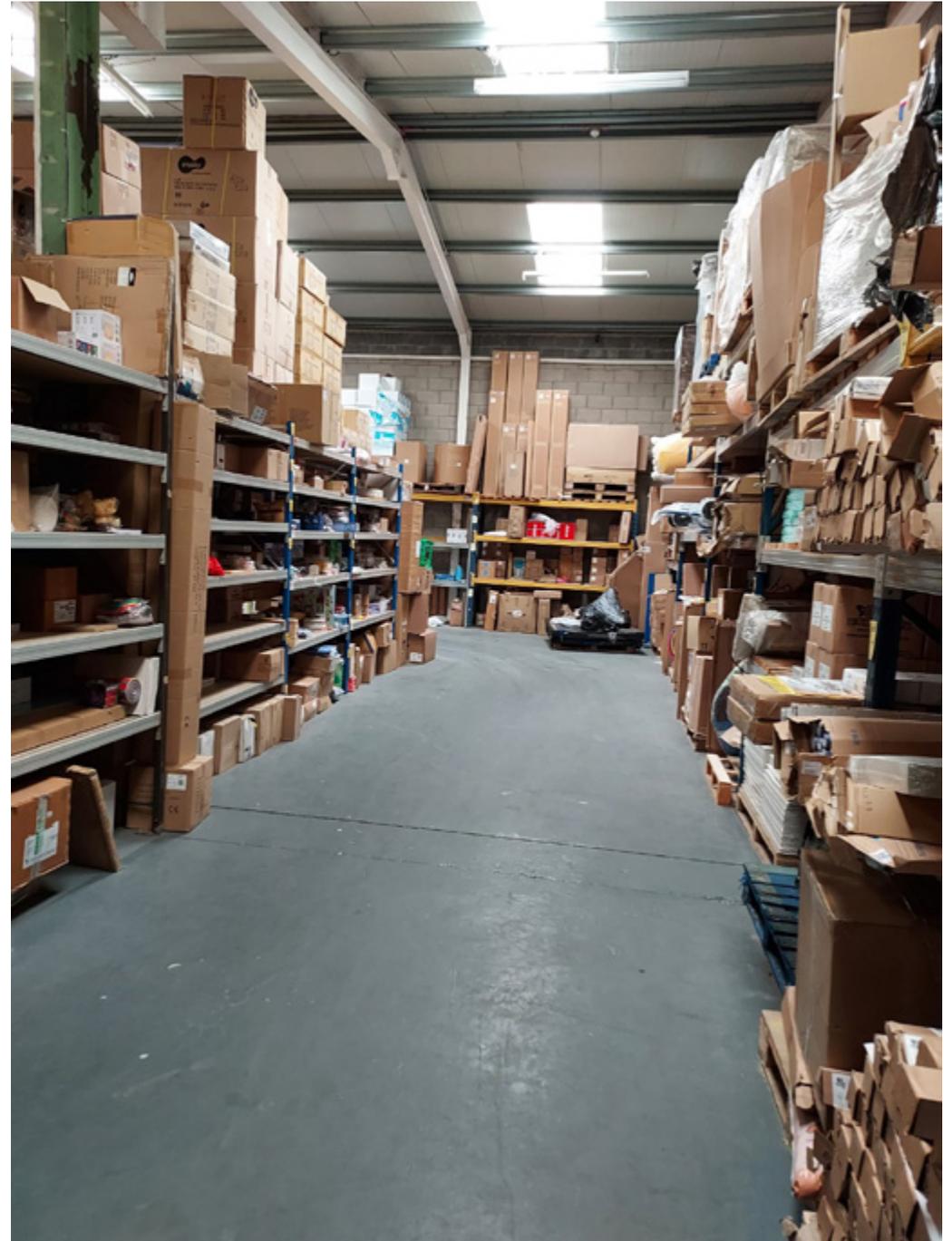
The property is held by way of a long leasehold title for the term of 999 years from 1st February 1993.

## RATES PAYABLE

NAV: £8,150  
Rates Poundage 2025/26: 0.694893  
Rates Payable: £5,663.38

## PRICE

£695,000, exclusive







## LOCATION



## VAT

We understand the property is not liable for VAT.

## STAMP DUTY:

Stamp duty will be the liability of the purchaser.

## EPC

The property has an Energy Efficiency rating of D99.  
The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+ <i>Net zero CO<sub>2</sub> emissions</i>	
0-25	A	
26-50	B	
51-75	C	
76-100	D	99 D
101-125	E	
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/uk/si/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 24510

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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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