

**EXPRESSION OF INTEREST - 12 NOON 14TH DECEMBER 2023**

**Building 80/81, Ebrington Square, Derry~Londonderry, BT47 6FA**  
**PRIME 'CREATIVE INDUSTRIES HUB' OF CIRCA 10,260 SQ FT**

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

To let on a 10 year effective FRI Lease via an Expression of Interest Submission

Use must be a Creative Industries Hub in line with the Ebrington Development Framework

Situated within Ebrington Square, an award winning heritage regeneration scheme

Imposing, detached 2 storey office property c. 10,260 Sq. Ft. (GIA)

Beautifully refurbished to provide modern office space

Within walking distance of Waterside & Cityside

### LOCATION

Derry / Londonderry is the regional capital of the North West with a population of circa 151,000.

The City is major tourist destination and pre-Covid experienced circa 308,000 overnight stays per year and visitor spend of c. £71 million.

Ebrington Square adjoins the City Centre via the iconic Peace Bridge which benefits from over 1 million crossings per year.

Location	Distance
Foyleside Shopping Centre	0.6 miles
City of Derry Airport	7 miles
Letterkenny	21 miles
Belfast International Airport	60 miles
Belfast	70 miles

### EBRINGTON SQUARE

Ebrington Square is a unique heritage site of circa 29 acres, set on the banks of the River Foyle, which has been transformed in recent years to become a vibrant place to work and visit. With the Scheduled Monument Star Fort Wall, the Listed and Retained buildings mixed with modern new builds; the public realm and vibrant new event space at Ebrington Square is a must visit location.

Occupiers already situated within Ebrington Square include the recently opened Ebrington Hotel, Walled City Brewery, The Embankment Bar & Restaurant, Atelier Hair, Urban 3D, Glencaring, The Bakery, The Executive Office (TEO), The AMP and the Enterprise Hub @ 104.





## DESCRIPTION

Building 80 / 81 is an imposing, two storey red brick building situated in the centre of Ebrington Square, just between the Ebrington Hotel & the visitor carpark.

The building is Grade B2 listed and was constructed circa 1880 – 1899 and refurbished between 2012 – 2015.

The building retains a great many original features including the original staircases, exposed beams and high ceilings.

The refurbishment was completed to a high standard and has created a multi functional, modern building with the potential for immediate occupation by the ingoing tenants.

The property was previously occupied and managed as a creative industries serviced office, under the 'Eighty1 Ebrington' branding. The existing layout reflects this use.

The property originally comprised two adjoining buildings each with their own entrance. The building has now been combined and is accessed via a main atrium on the left of the building and a secondary atrium on the right side of the building.

Both atriums are attractive, light and airy with feature entrance doors, internal sliding glass doors, passenger lifts and the original stone staircases.

The main lobby benefits from a concierge desk with postboxes and the central security panels.

The ground floor provides 6 office suites ranging from circa 120 Sq. Ft. to 830 Sq. Ft. The suites are finished to a high standard and include feature LED sensor lighting, original flooring, glass partitioning, individual thermostats and openable windows.

The first floor provides 4 larger, open plan work spaces ranging from 418 Sq. Ft. to 1045 Sq. Ft. Finished to the same standard as the ground floor, the first floor benefits from contemporary vaulted ceilings with exposed beams.

## LISTED STATUS

The Building was Grade B2 listed in 2006 under listing reference HB01/09/002 M for the following areas of Architectural Interest; Style, Proportion, Ornamentation, Alterations detracting from building, Setting, Group value and local interest.

## OBJECTIVE

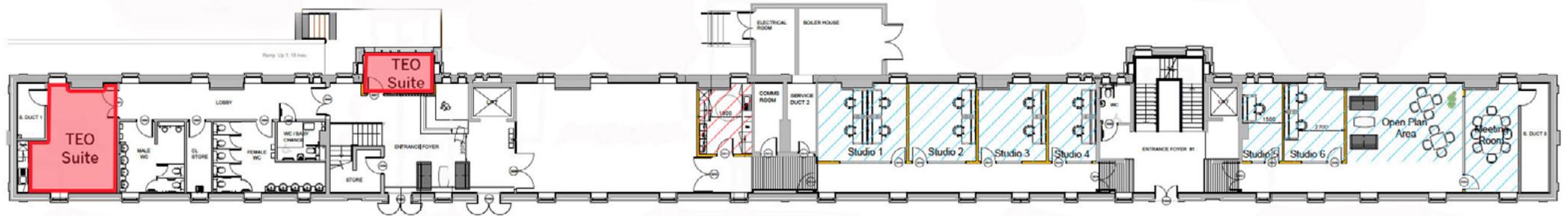
We are offering Building 80/81 to the market on a 'To Let' basis to attract a creative industries occupier.

The use is to be in line with the Ebrington Development Framework, which states the property as a 'Creative Industries Hub'. The UK's definition of the creative industries is as follows;

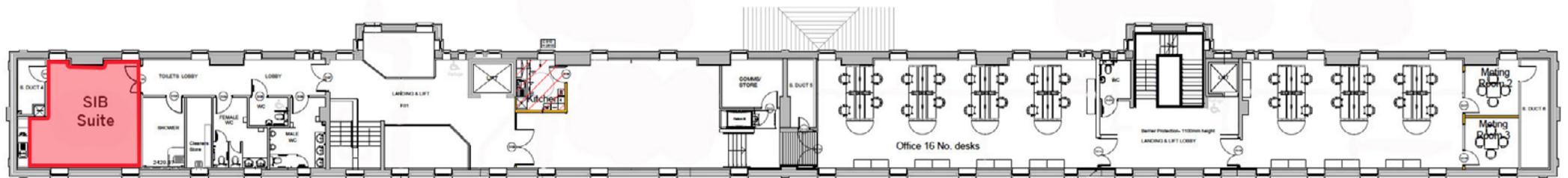
*'Those industries that are based on individual creativity, skill and talent with the potential to create wealth and jobs through developing intellectual property' - includes thirteen sectors: advertising, architecture, the art and antiques market, crafts, design, designer fashion, film, interactive leisure software (i.e. video games), music, the performing arts, publishing, software, and television and radio.'*



## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



Please Note: (TEO) The Executive Office and (SIB) Strategic Investment Board

## ACCOMMODATION

We understand the subject property provides the approximate areas below;

Floor	Room	Sq. Ft.	Sq. M.
<b>Ground Floor</b>			
Suite 1	Open Plan Office	829	76.97
	Private Office	98	9.11
	Private Office	92	8.56
	Comms Room	53	4.96
Atrium Two		642	59.62
DDA Bathroom 2		43	4.01
Suite 2	Private Office	225	20.87
Suite 3	Private Office	169	15.7
Suite 4	Private Office	173	16.04
Suite 5	Private Office	119	11.08
Corridor	Outside Private Offices & Facilities	452	42.03
Kitchen	Communal Kitchen	135	12.56
Plant Room		57	5.32
Comms Room		64	5.94
Suite 6	Open Plan Office	678	63
Atrium One		532	49.4
Meeting Room		99	9.23
Cleaners Store 1		81	7.53
Bathroom Corridor		245	22.76
Ladies Bathroom		213	19.75
Mens Bathroom		169	15.7
DDA Bathroom 1		61	5.68
Cleaners Store 2		64	5.93
Suite 7	Private Office	192	17.85
Comms Room		56	5.22
<b>TOTAL</b>		<b>5,542</b>	<b>514.82</b>

Floor	Room	Sq. Ft.	Sq. M.
<b>First Floor</b>			
Suite 1	Open Plan Office	991	92.07
	Private Office	74	6.83
Suite 2	Open Plan Office	1,045	97.11
Suite 3	Open Plan Office	741	68.82
Suite 4	Private Office	418	38.82
Atrium One		311	28.86
Meeting Room		114	10.56
Atrium Two		282	26.2
Ladies Bathroom		141	13.08
Mens Bathroom		128	11.93
DDA Bathroom		40	3.72
Cleaners Store		62	5.80
Shower room		108	10.07
Bathroom Corridor		214	19.90
Comms Room		48.86	4.57
<b>TOTAL</b>		<b>4,718</b>	<b>438.31</b>
<b>TOTAL BUILDING (GIA)</b>		<b>10,259</b>	<b>953.13</b>
<b>TOTAL NET INTERNAL AREA</b>		<b>8,275</b>	<b>768.77</b>

## TENANT

**Please Note:** The Landlord will take occupation of the three rooms highlighted on the floor plans on Page 5.

This occupation will be for a term of four years with an option for a one year extension thereafter.

The Landlord will be in occupation for this period at nil cost.



## EXPRESSION OF INTEREST FORM

To obtain the Expression of Interest submission form, please contact:

Lynn Taylor: 028 9050 1556 / 07813 020 181

[ltaylor@lisney-belfast.com](mailto:ltaylor@lisney-belfast.com)

Andrew Gawley: 028 9050 1552 / 07917 007 522

[agawley@lisney-belfast.com](mailto:agawley@lisney-belfast.com)

## RETURNING OF EXPRESSIONS OF INTEREST (EOI)

Expressions of interest must be returned by **12 noon on Thursday 14th December 2023**

By soft copy to the following email address:

Lynn Taylor: [ltaylor@lisney-belfast.com](mailto:ltaylor@lisney-belfast.com)

By hard copy to the following address:

Building 80/81

Ebrington Square

Derry~Londonderry

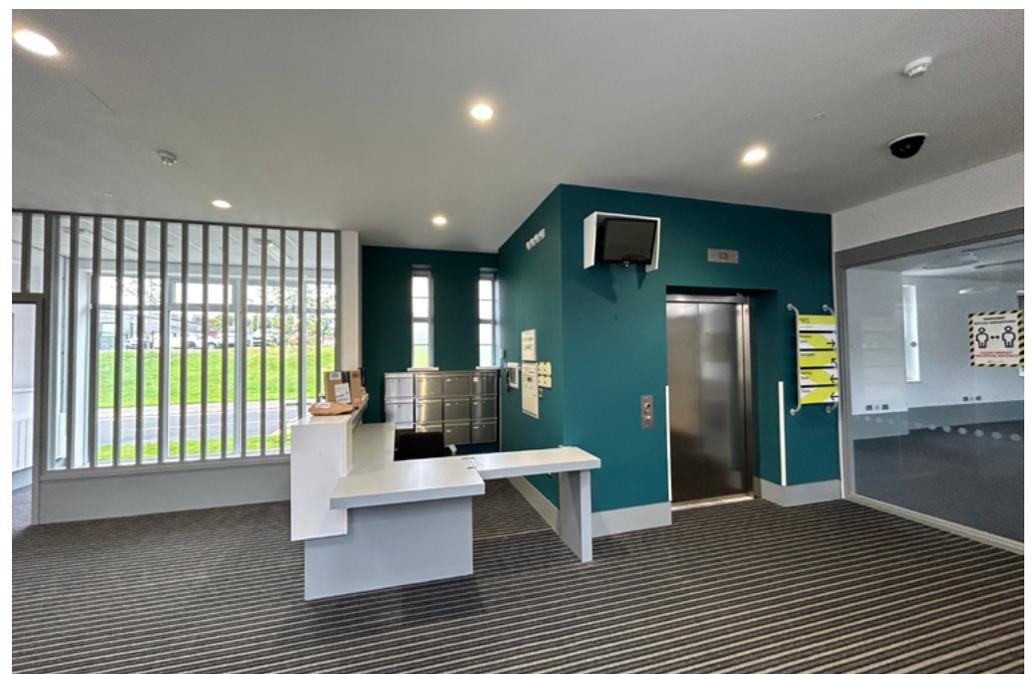
BT47 6FA

*\*Please note, a Lisney representative will be at Building 80/81 between 10am and 12 noon on Thursday 14th December 2023 to collect hard copy packs.*

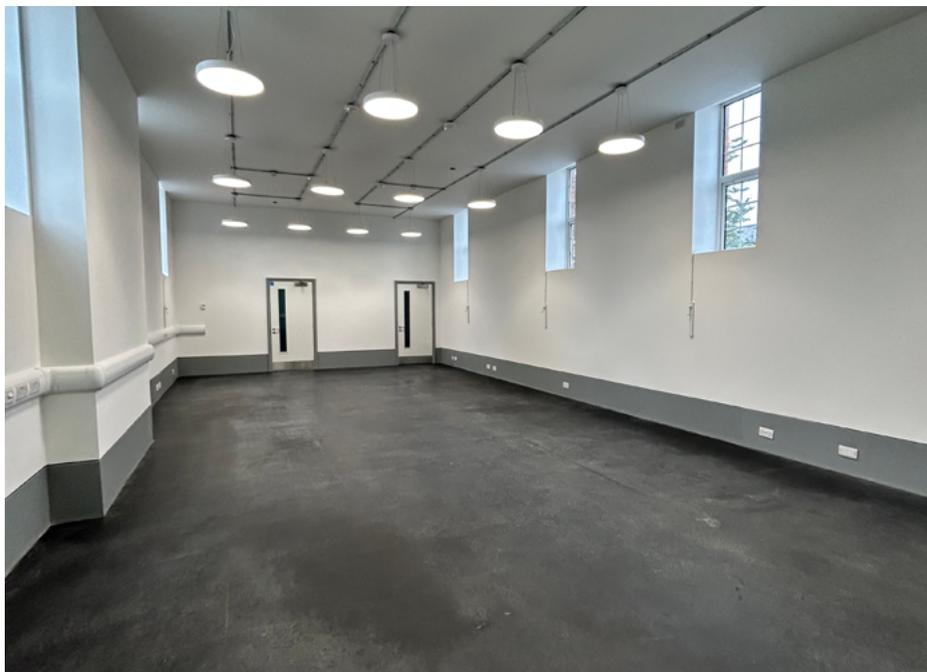
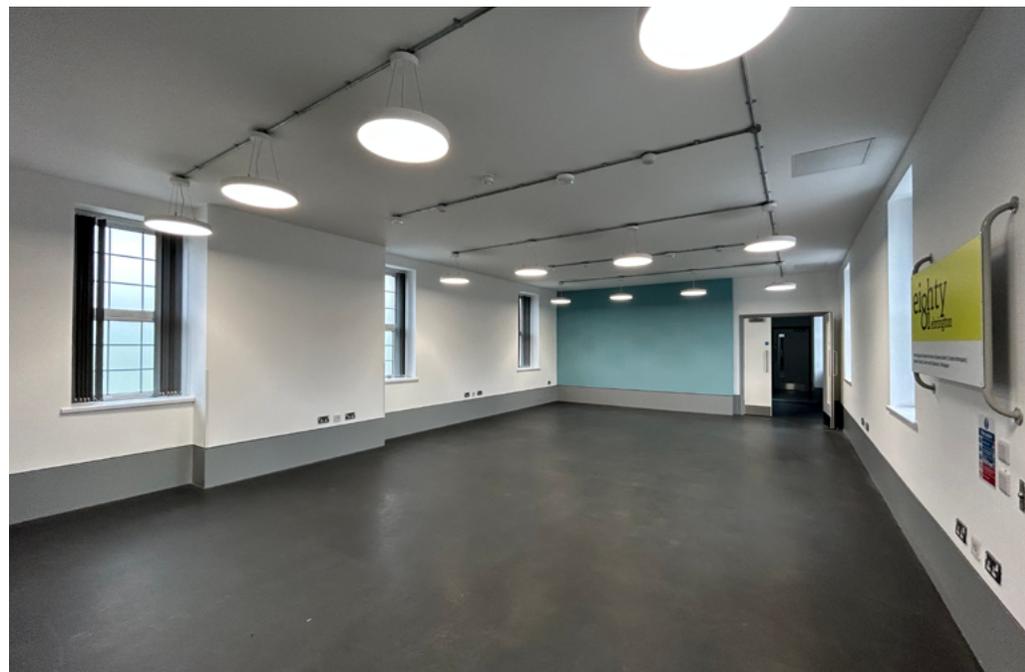
1. Your envelope / package and email must be marked "Ebrington EOI - Building 80/81".
2. EOIS submitted to any other location or directly to the TEO will not be accepted and will be rejected from the process.
3. EOIS must be submitted strictly in accordance with the methods detailed within this document/EOI pack.
4. Please ensure you have enclosed all material relevant to the evaluation criteria identified within this document/EOI pack.
5. All EOIS must be returned by email and in **HARD COPY providing 10 copies**.
6. The onus is on you, the Interested party, to ensure fully completed EOIS are received at the Lisney email & Ebrington postal address above before the time and date specified.
7. TEO is not bound to accept the highest or indeed any EOI proposal.
8. Late EOIS will not be accepted.
9. TEO cannot accept responsibility for any postal/email delays.
10. Interested Parties must answer all questions as accurately and concisely as possible in the same order as the questions are presented.



**COMMON AREAS**



## GROUND FLOOR SUITES



## FIRST FLOOR SUITES



## **MANDATORY REQUIREMENTS - RENT, FINANCIAL STANDING & FUNDING**

**Please Note: Failure to provide the Mandatory information will result in a fail and the Expression of Interest form will not be assessed or scored.**

Bidders MUST demonstrate how they meet the two Mandatory Requirements below before progressing to the next stage. Should one or both of the requirements result in a fail, the Expression of Interest Submission will be null and void and will not be moderated.

Please provide details of the following:

### **Mandatory Requirement 1**

Minimum annual rent of £50,000 per annum exclusive or higher.

Please note, a higher percentage mark will be awarded to parties who bid in excess of the minimum annual rent.

All proposals should be quoted in pounds sterling and exclusive of VAT.

**Please note that any rental proposal below the asking rent of £50,000 per annum exclusive will result in a fail.**

### **Mandatory Requirement 2**

Please provide exact details on your financial standing and your ability to finance this proposal in full across a two year period, to include rent, service charge, insurance rent, rates, running costs and fit-out costs.

Proof of funds must be dated within the last three months and be held in the name of the party / parties bidding on this asset. Proof of funds must clearly demonstrate your ability to finance your proposal i.e. bank statements showing the funds available or full confirmation of approved funding to finance your proposal for two years.

Letters of support from Financial Institutions will not be accepted as proof of funds. This includes letters confirming funding is being considered or indicating potential support for funding.

**Please note that any EOI proposal received without the requested proof of funds will result in a fail.**

**Should one or both Mandatory Requirements result in a fail, the Expression of Interest Submission will be null and void.**



## INSURANCE RENT

Building Insurance will be placed by the Executive Office and recharged to the successful party.

## SERVICE CHARGE

The successful party will be liable for a due proportion of the estate charge attributable to the overall Ebrington Square site.

We understand this is circa £29,000 per annum exclusive for the 2023/2024 period (please speak to Lisney for further information).

## RATES

The rates will be the responsibility of the successful party. The rates are to be confirmed, parties may wish to make their own inquiries.



## 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.

## RENT

Minimum rent of £50,000 per annum exclusive.

## LEASE DETAILS

Term	10 years straight
Rent Review	Upward only at the end of Year 5
Repairs	Effective FRI Terms

## VAT

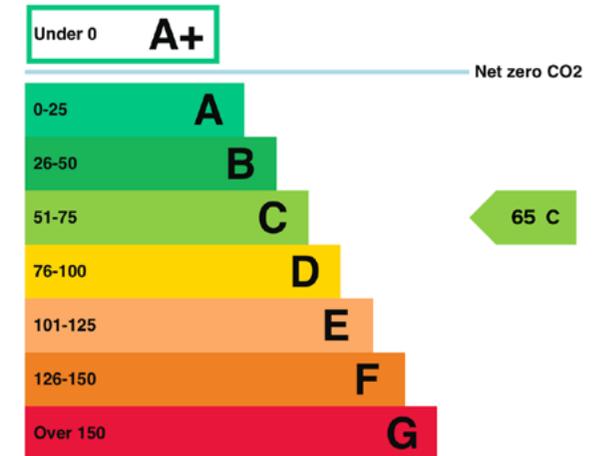
We understand VAT will be chargeable.

## EPC

The property has an energy efficiency rating of C65. The full certificate can be made available upon request.

## Energy rating and score

This property's current energy rating is C.



YOUR  
EBRINGTON



**Lisney**

COMMERCIAL REAL ESTATE

### For further information:

**Lynn Taylor: 028 9050 1556 / 07813 020 181**

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Viewing Strictly by appointment with the sole agent Lisney.

### Lisney Commercial Real Estate

3rd Floor, Montgomery House,

29-33 Montgomery St., Belfast, BT1 4NX

Tel: 028 90 501 501

Email: [property@lisney-belfast.com](mailto:property@lisney-belfast.com)

lisney.com   

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