

TO LET



Self-Contained Office Accommodation

**Springtown Ind Estate
30-32 Balliniska Road
Derry / Londonderry
BT48 0NA**

- No. 2 own-door office buildings of c. 2,200 sq ft each.
- 26 on-site car parking spaces for tenants and visitors.

LOCATION

As the regional capital of the Northwest, Derry/Londonderry offers Investors a cosmopolitan and diverse business, social, cultural and leisure environment. It is the fourth largest City in Ireland and a unique cross border region providing a gateway to UK, Ireland and EU markets.

The subject property is located prominently along the Balliniska Road which is in the Springtown area of the Derry with good access to the City Centre.

Derry/Londonderry is one of the most youthful Cities in Europe with a highly skilled labour force and a readily available supply of talent from the local Universities.

DESCRIPTION

Both units share the well finished scheme which provides good on-site car parking provision within the secured site (c. 13 spaces per building). The landscaped areas will undoubtedly provide a pleasant working environment for staff.

Each unit is well finished externally to include glazed foyer areas, feature Kingspan roof and wood panelling giving an excellent contemporary design.

Internally, the accommodation is bright and open plan with Full DDA compliance and a passenger lift in situ for first floor access. Both buildings are finished to a high standard with facilities in place and ready for immediate occupation.

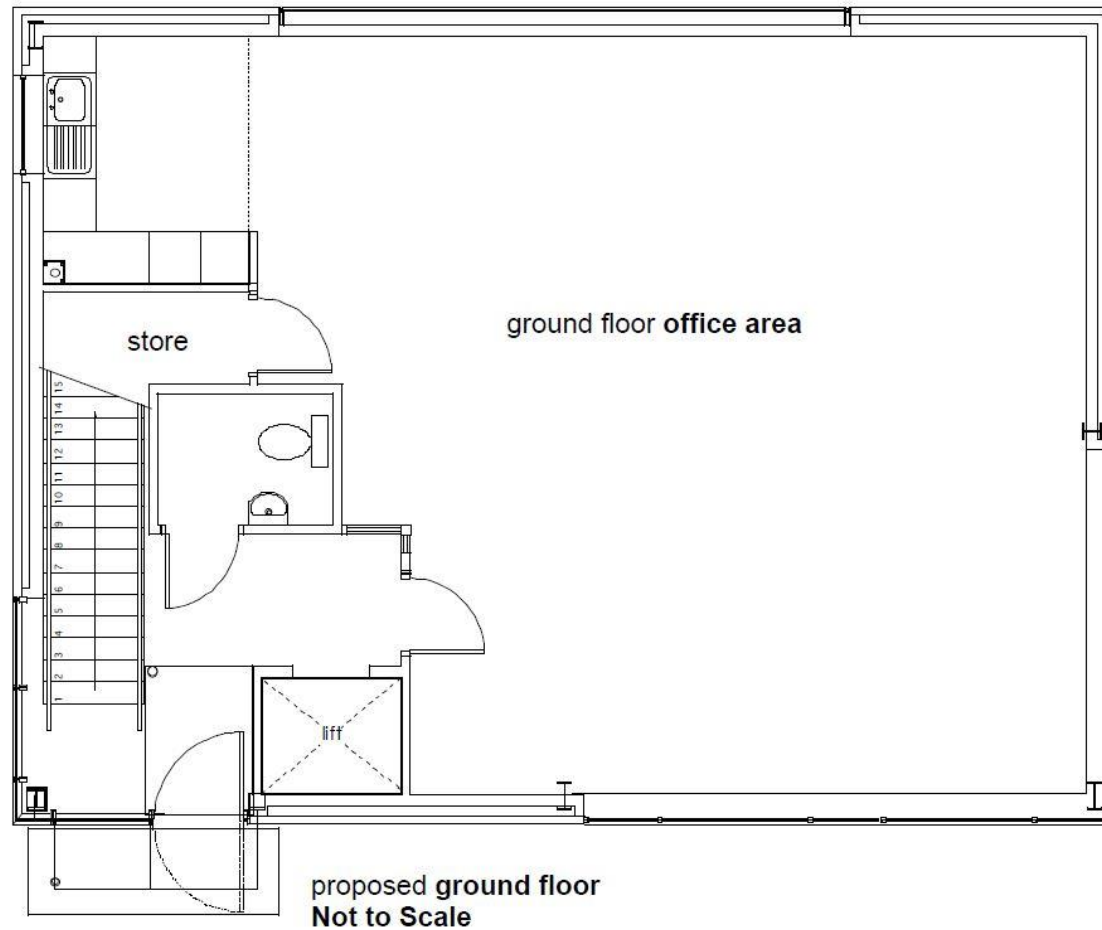
SPECIFICATION

- Glazed entrance lobbies
- Passenger Lift in each building
- Raised Access Floors
- Carpeted floors
- Suspended ceilings / LED lighting
- Landscaped area maintained to a high standard
- VRF Air Conditioning
- Mechanical Ventilation

ACCOMMODATION

| Accommodation | Sq Ft | Sq M |
|----------------------------|-----------------|--------------|
| Building A – Ground Floor | c. 1,100 | 102.2 |
| Building A – First Floor | c. 1,100 | 102.2 |
| Building B – Ground Floor | c. 1,100 | 102.2 |
| Building B – First Floor | c. 1,100 | 102.2 |
| Total Internal Area | c. 4,400 | 408.8 |

TYPICAL FLOOR PLAN



TO LET – 30-32 Balliniska Road, Derry / Londonderry, BT48 0NA

McConnell

JLL Alliance Partner



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LEASE TERMS

Rent: On application.

Term: Negotiable.

RATES

We have been advised of the following from LPS:

NAV: £ 35,400

Rate in £ for 2025/26: 0.694893

Rates payable per sq.ft. (approx.): £5.59 per sq ft

Note: prospective Tenants are advised to make their own enquiries in relation to Rates.

VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.

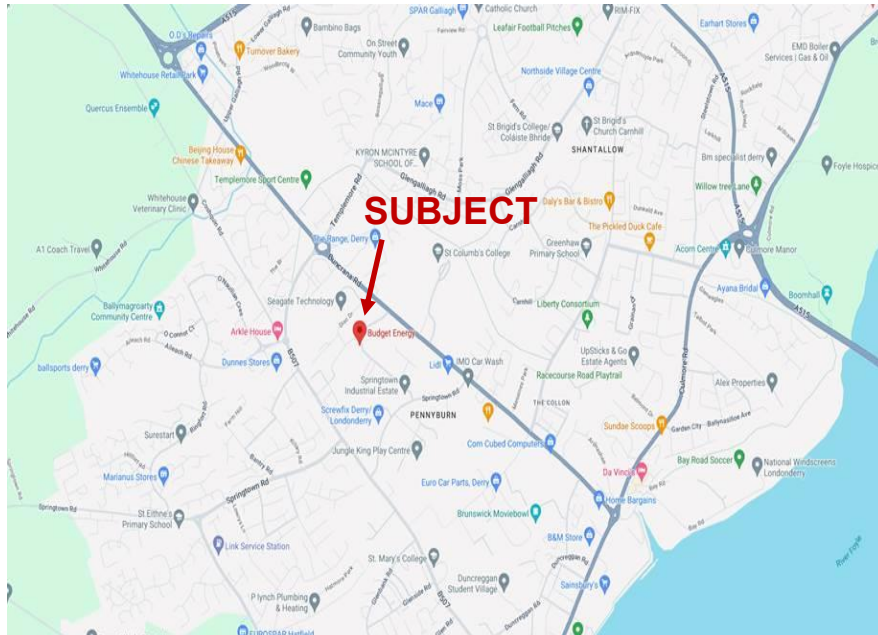
EPC

The property is pending new EPC assessment.

Full Certificates can be made available upon request.



LOCATION



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 - <http://www.legislation.gov.uk/uksi/2017/692/made>

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 McConnell Chartered Surveyors. 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.

VIEWING

For further information or to arrange a viewing, please contact:



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