

The logo consists of the letters 'OK' stacked above the letter 'T', all in a bold, black, sans-serif font. This text is positioned within a yellow right-angled triangle that points towards the bottom right corner of the image.

TO LET

43A Campsie Industrial Estate, Mclean Road, Londonderry, BT47 3XX

C.5,500 sq ft industrial unit with the benefit of Waste electrical and electronic equipment (WEEE) licence.

LOCATION

Campsie is one of the premier industrial locations in the North West with a high occupancy rate and hosts a range of local and national businesses including Parcellforce, Ardia, Carella, Disten Property Management, NIE and T-Met.

The A2 benefits from a high volume of passing traffic and provides ease of access to the City Centre and the north of the province respectively.

City of Derry Airport is located c. 2. miles or a five minute drive from the subject unit.

DESCRIPTION

The unit itself benefits from a Waste electrical and electronic equipment reuse and treatment licence. Internally the unit is open plan with loading dock, roller shutter access (7 metres) and 8.5m eaves height.

The unit is set within a c. 0.5 acre site to include a communal weighbridge.

Services within the site include 3 phase electric and reserve water supply as well as mains connections.

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

Retail Area

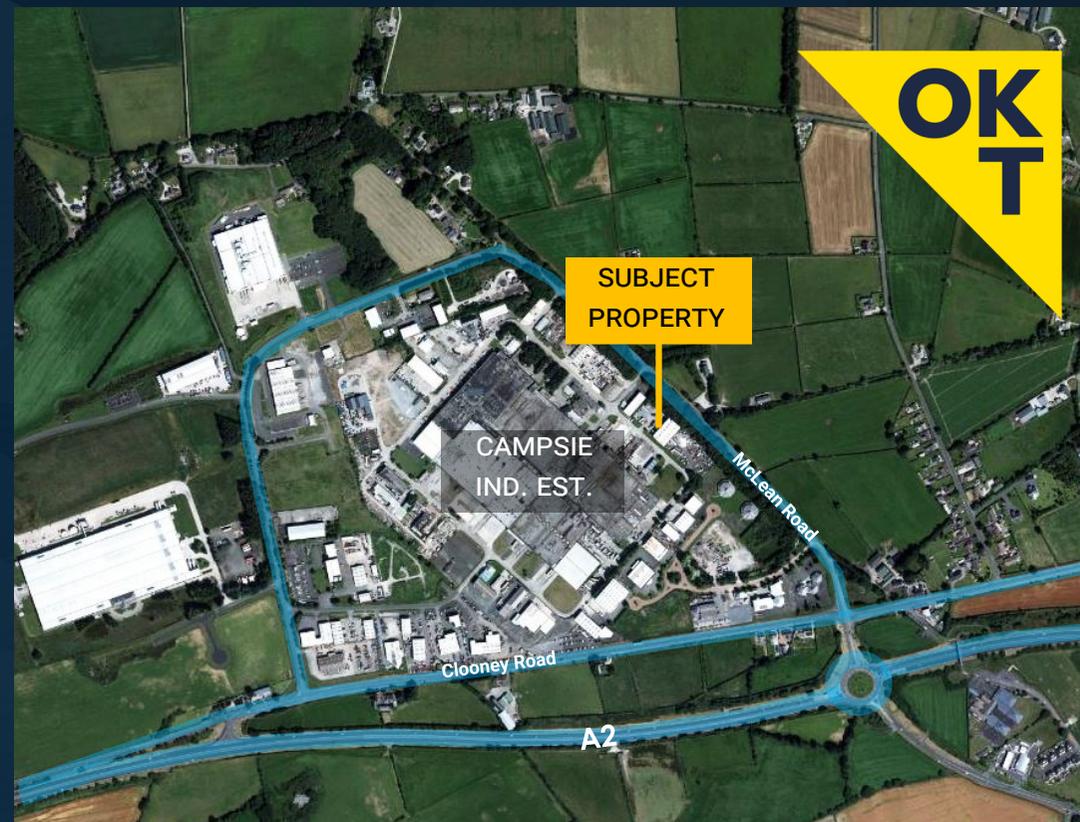
510 sq m

5,500 sq ft

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 5 years from when you cease to have a contractual relationship with OKT. 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: C4645



LEASE DETAILS

RENT: £25,000 per annum
TERM: From 3 years
REPAIRS / INSURANCE: Full repairing and insuring
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £15,700

Estimated rates payable in accordance with LPS Website: £9,943.78

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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