



# TO LET

## **First Floor, Cunningham Building, Ebrington Square, Derry BT47 6FR**

Modern First Floor Office Accommodation with own door access extending to c. 1,594 sq ft



# LOCATION / DESCRIPTION

Excellent Opportunity to lease modern first floor self contained office accommodation.

The subject is located to the first floor of the Cunningham Building ,above Ebrington Dental, within Ebrington Square in the Waterside area of Derry City, which is linked to the city centre via the Peace Bridge. Ebrington has mostly now been regenerated to provide a unique destination / complex overlooking the River Foyle.

The subject first floor office accommodation has been refurbished in recent years and provides excellent spacious modern office accommodation with ancillary kitchen & w.c facilities. The subject benefits from separate own door access to the side of the building and is suitable for a range of office users and uses.

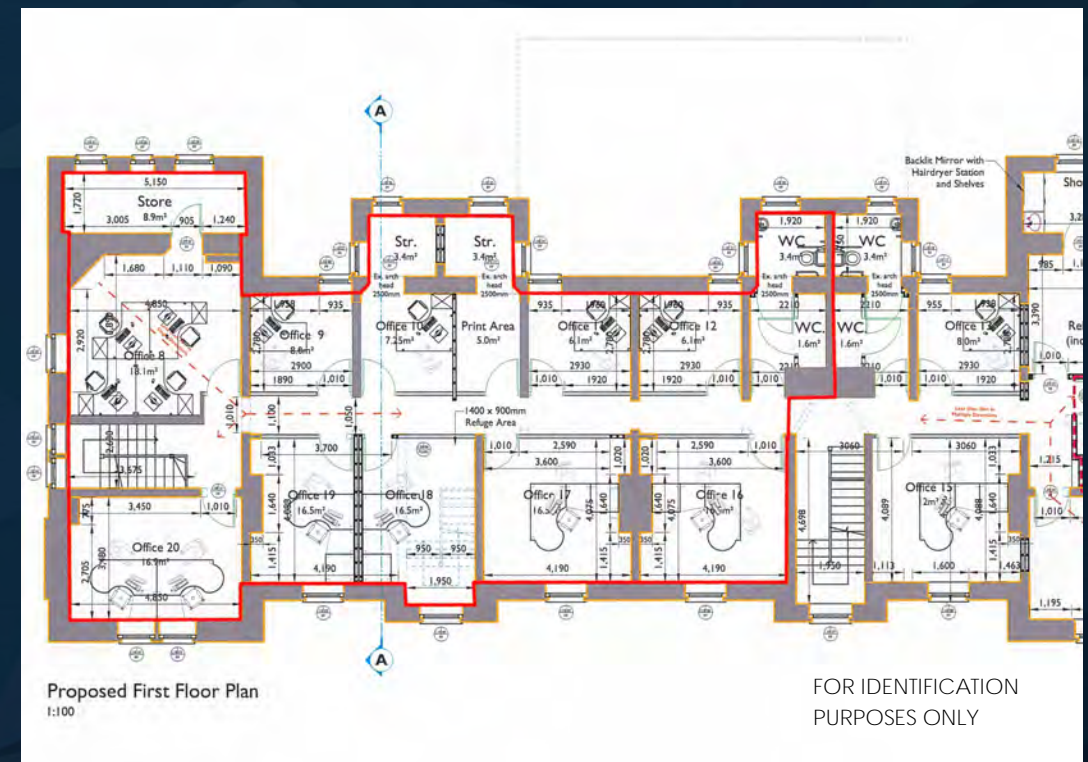
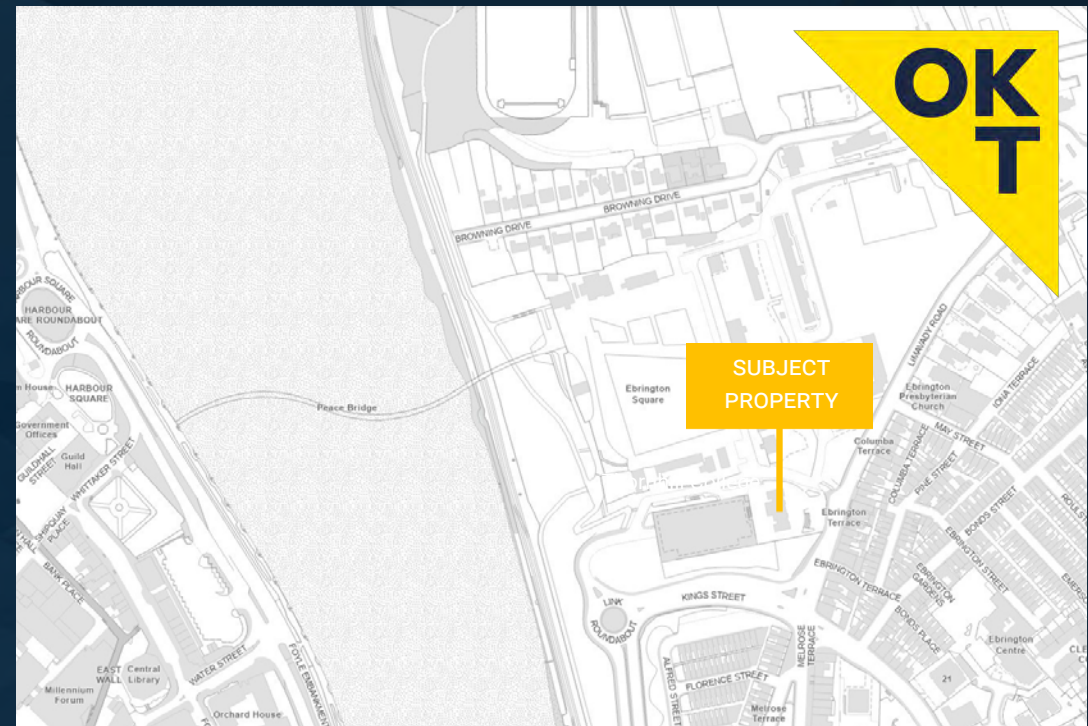
## ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>FIRST FLOOR</b>		
Office	15.98	172
Board Room inc store	27.15	292
Office	7.84	84
Office	11.34	122
Office	11.95	129
Office	13.44	145
Kitchen Station	9.36	101
Office	17.22	185
Office	7.20	77
Office	17.64	190
Office	9.00	97
W.C Facilities		
<b>TOTAL ACCOMMODATION</b>	<b>148.12 M<sup>2</sup></b>	<b>1,594 SQ FT</b>

### 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.

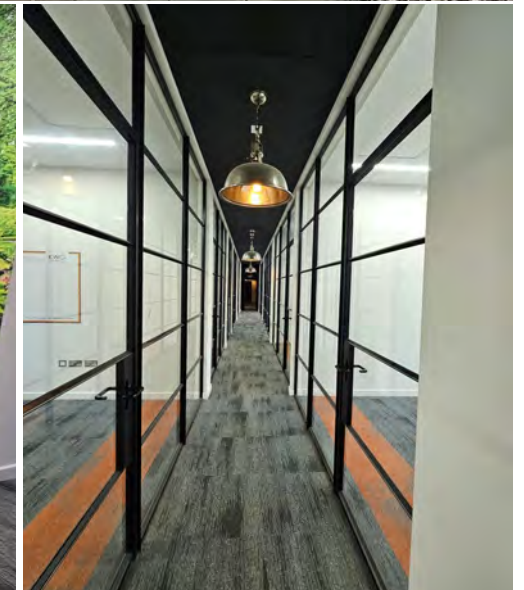
REF: C4928







First Floor, No. 4 Ebrington Square, Derry, BT47 6FR





# LEASE DETAILS

RENT:	£20,000 per annum plus VAT
TERM:	Negotiable
REPAIRS / INSURANCE:	Full internal repairing lease.
SERVICE CHARGE:	TBC
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

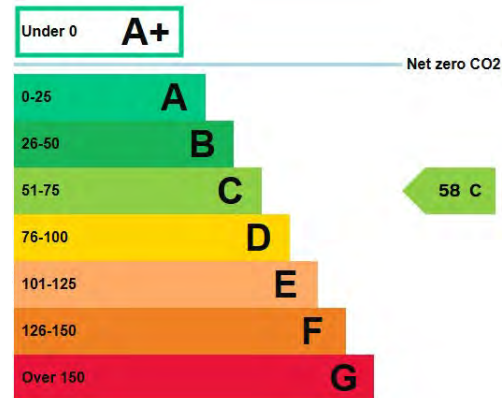
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: To be accessed estimated approximately £9,500

Estimated rates payable based on approximate estimate: £6,602 To Be Confirmed

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**MICHAEL BURKE**

**07872 055 552**

michael.burke@okt.co.uk

**SHAUNA BROLLY**

**07872 055 5501**

shauna.brolly@okt.co.uk

