



TO LET Modern Manufacturing / Storage / Distribution Unit within Secured Yard
40 Curragh Road, Dungiven, BT47 4SE



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/ukxi/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.

LOCATION / DESCRIPTION

The subject property is located c. 0.5 miles from the A6, the main arterial route connecting Derry City, Mid Ulster, Belfast and beyond.

Well designed/proportioned unit, rectangular in shape, suitable for a wide variety of industrial purposes including manufacturing, storage, distribution etc.

The subject is situated within a secured yard, and the property benefits from 3 phase electricity, shutter walling, double insulated cladding, screeded floor, 2 no. roller doors with ample external / marshalling grounds.

ACCOMMODATION

GROUND FLOOR

Subject Building	892 sq m	9,600 sq ft
Eaves Height	6 m	20 ft

LEASE DETAILS

TERM:	Negotiable, subject to periodic reviews
RENT:	£15,000 per annum
INSURANCE:	Landlord to pay the annual premium and tenant to reimburse with a fair proportion of the premium.
REPAIRS:	Tenants to be responsible for internal repairs and contribution towards the cost of external repairs.
NAV:	<u>All perspective tenants should make their own enquiries to confirm the NAV / rates payable.</u>
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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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.