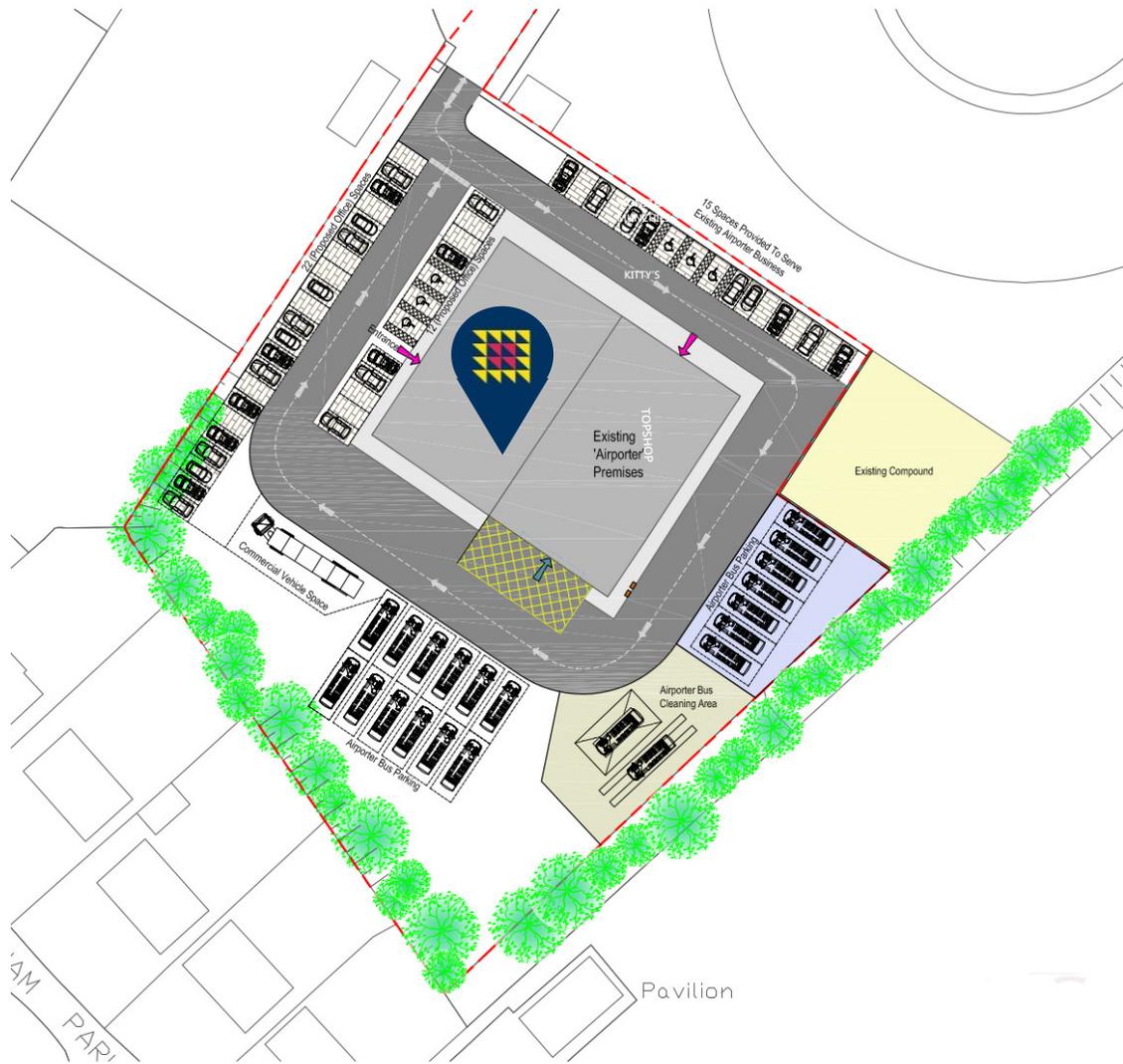




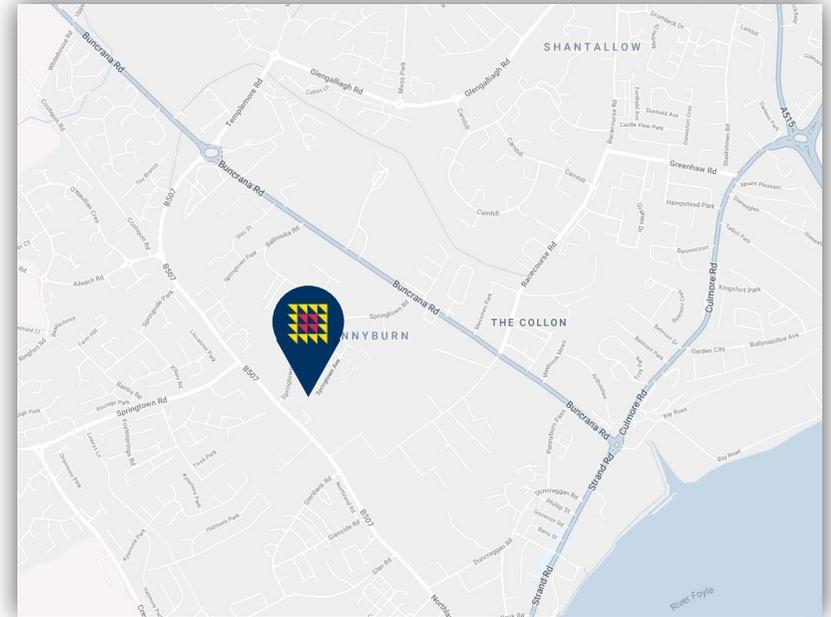
**To Let** c. 7,000 sq ft / 650 m<sup>2</sup> Storage/ Distribution/ Manufacturing Premises (Short or Long Term)  
**23 Springtown Avenue, Springtown Industrial Estate, Derry, BT48 0LY**



## LOCATION

Derry~Londonderry is the second largest City in Northern Ireland, with a regional population of 342,000 people.

The subject is conveniently located within Springtown Industrial Estate located just off the Northland Road. The Springtown Industrial Estate benefits from a good mix of tenants ranging from leisure to trade counter uses,



## DESCRIPTION

The subject comprises warehouse/ storage/ distribution space available for immediate occupation, on a short or long term basis.

**2** MILES FROM DONEGAL  
c. 10 mins drive time

**2** MILES FROM DERRY CITY CENTRE  
c. 10 mins drive time

**9** MILES FROM DERRY CITY  
c. 20 mins drive time

**75** MILES FROM BELFAST  
c. 1 hr 45 mins drive time



## 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.

# LEASE DETAILS

RENT:	Price on Application
TERM:	Negotiable
INSURANCE:	Landlord to pay an annual premium, tenant to reimburse with a fair proportion.
REPAIRS :	Tenant to be responsible for internal repairs and maintenance and the upkeep of the shopfront.
RATES:	To be Assessed. <u>Please note all prospective 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



O'Connor Kennedy Turtle  
20-22 Stable Lane  
Coleraine BT52 1DQ  
T +44 (0)28 7034 4244

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M: 078 72055 552  
Our Ref: C4233

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.