



**TO LET** Prominent Warehouse Unit

**4B Pennyburn Industrial Estate, Derry, BT48 0LU**



# LOCATION / DESCRIPTION

The subject property is located within Pennyburn Industrial Estate, off the A2 Buncrana Road, the main arterial route between Derry City and County Donegal. Pennyburn Estate provides a wide variety of commercial units which are predominantly in use as retail warehouses, offices and light industrial.

The subject comprises a mid terrace unit of steel portal frame construction with part block work / part cladded elevations and a pitched cladded roof with translucent roof lights.

The unit benefits from electric roller shutter door and separate pedestrian access. Externally communal parking is available within the estate. Eaves height for the unit is 25 ft. (7.6m)

The accommodation is suitable for a wide variety of uses subject to any necessary planning consents and statutory requirements.

Available from July 2021

## ACCOMMODATION

Warehouse	488.0 sq. m	5,256 sq. ft
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## LEASE DETAILS

RENTAL: £20,000 per annum

TERM: Negotiable from 3 years

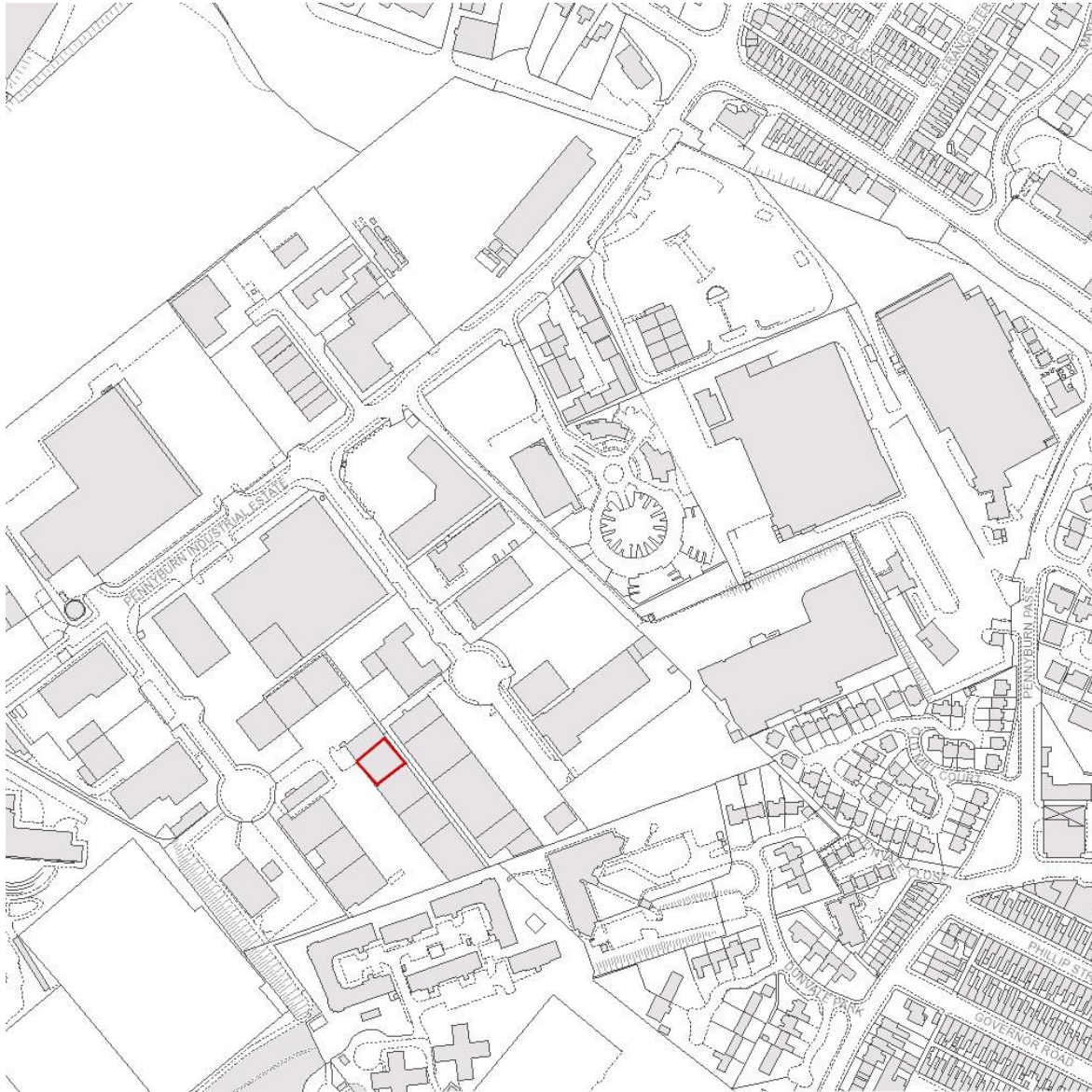
REPAIRS / INSURANCE: Full repairing and insuring. The tenant is responsible for the internal and external repairs by way of service charge liability and to reimburse the landlord with a fair proportion of the buildings insurance – calculated on a pro-rata basis.

SERVICE CHARGE: TBC

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.







## 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.

## NAV

From our review of the Land and Property Service online website, the Capital Value for the subject property is £12,300

The commercial rate in the pound for 2020 / 2021 is £0.582794

**NOTE: Due to the COVID-19 crisis the unit qualifies for a business rates holiday for the 2021/2022 financial year.**

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

## EPC



## 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.