



**OKT**  
O'CONNOR KENNEDY TURTLE

**TO LET** Modern Office / Warehouse Accommodation

**14 Springtown Road, Springtown Industrial  
Estate, Derry City, BT48 0LY**



# LOCATION / DESCRIPTION

The subject property is located in Derry-Londonderry which is the second largest City in Northern Ireland with a regional population of 342,000 people, of which 36% are under the age of 25 and 65% are of working age. The city lies 70 miles (113 Km) North West of Belfast and acts as the regional capital of the North West. The subject is conveniently located within Springtown Industrial Estate located just off the Buncrana Road. The Springtown Industrial Estate benefits from a good mix of tenants ranging from leisure to trade counter uses, occupiers include Cedar, McIvor and RJB Joinery.

The subject property incorporates quality office space together with warehouse accommodation. The premises are set within a secured compound and provides c. 24 dedicated car parking spaces.



# ACCOMMODATION

Reception	36.5 sq. m	393 sq. ft
Waiting Room	16.1 sq m	173 sq ft
Office	25.2 sq m	271 sq ft
Canteen	38.7 sq m	417 sq ft
Workshop	198.2 sq m	2,133 sq ft
Warehouse	120.0 sq m	1,290 sq ft
Wc Facilities	-	-

## FIRST FLOOR

Warehouse Mezzanine	237.6 sq m	2,557 sq ft
Office Suite (several offices with ancillary facilities)	285.2 sq m	3,071 sq ft

**TOTAL: 957.5 SQ M 10,305 SQ FT**

- Potential to adapt the internal configuration to provide additional warehouse / storage accommodation
- Viewing Arrangements via OKT.







## 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

# LEASE DETAILS

RENTAL:	Price on Application
TERM:	Negotiable
REPAIRS/INSURANCE:	Full internal & external repairing and insuring lease.

## NAV

The NAV of the subject property is to be reassessed by Land & Property Services.

The commercial rate in the pound for 2021 / 2022 is 0.588537

**NOTE: Due to the COVID-19 crisis the unit may qualify 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.**

## 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.