

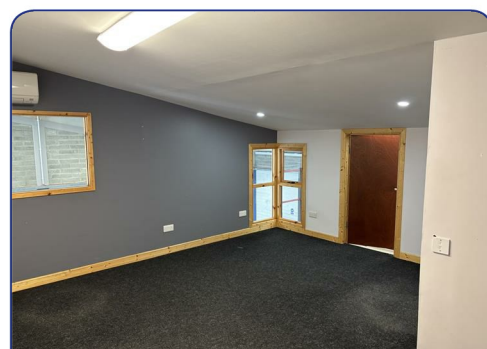
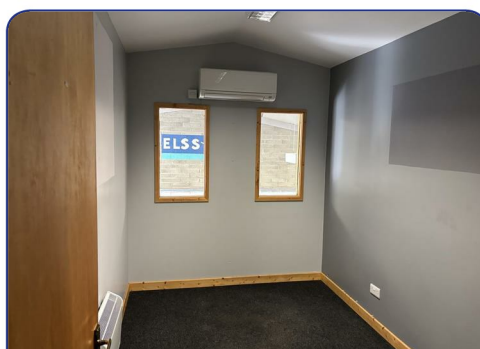
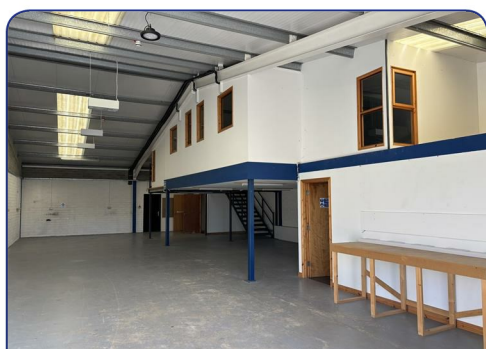
£1,200

TO LET



Windyhill Retail Park Windyhill Road, Limavady, BT49 0RA

- Commercial Unit For Let
- Large Floor Area
- Office Accommodation
- High Ceiling Heights
- Suitable For A Number of Uses
- Parking for a Number of Cars
- Outskirts of Limavady Town



**** FOR LET****

Situated in Windyhill Retail Park, this unit has just come on the market for let.

The unit has a large ground floor working space with separate offices on the first floor and is suitable for a number of uses. The property benefits from having electric heating and access to three phase electricity.

Viewing is strictly by appointment only with the undersigned agent.

BUILDING COMPRISING OF:

Main Work Floor:

65'7" x 32'9" (at widest points) (20.0 x 10m (at widest points))

Large work space with high ceiling. Multiple electric points. Large electric roller door with high head height.

Reception:

8'0" x 7'10" (2.45 x 2.4)

Carpet flooring. Power points.

Kitchen:

7'10" x 6'2" (2.4 x 1.9)

Fitted with low level units with matching worktop.

Stainless steel sink unit.

Toilet A:

6'6" x 4'11" (2.0 x 1.5)

Low Flush W.C. Pedestal wash hand basin.

Toilet B:

6'6" x 4'11" (2.0 x 1.5)

Low Flush W.C. Pedestal wash hand basin.

FIRST FLOOR OFFICES:

Agent: Daniel Henry (Limavady)

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

Office 1:

16'0" x 14'9" (4.9 x 4.5)

Carpet flooring. Power points.

Office 2:

15'1" x 11'9" (at widest points) (4.6 x 3.6 (at widest points))

Carpet flooring. Power points.

Office 3:

11'9" x 7'2" (3.6 x 2.2)

Carpet flooring. Power points.

Exterior Features:

Tarmac car park at the front of the property with parking for a number of cars. Covered walk way area at the rear of the property

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
www.propertypal.com

