

# OFFICES TO LET

BUILDING 85, EBRINGTON, DERRY/LONDONDERRY

**CBRE NI**

PART OF THE AFFILIATE NETWORK



# OFFICES TO LET

## BUILDING 85, EBRINGTON, DERRY/LONDONDERRY

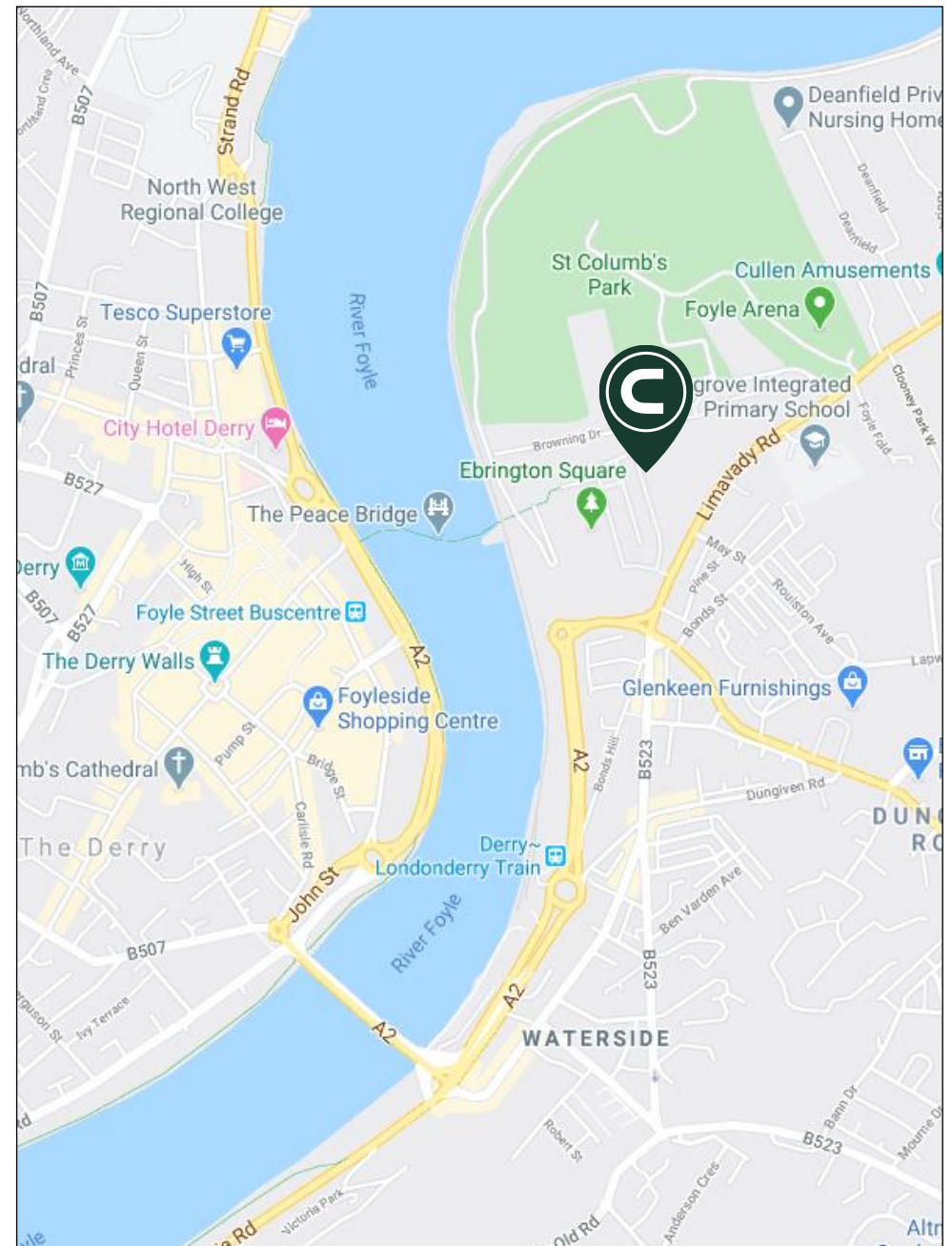
### Key Benefits

- Full refurbished red brick office building.
- Located at Ebrington.
- On site parking available.
- Located close to the new North West Transport hub.

### Location

Ebrington is right in the heart of Derry – Londonderry city, 8 miles from, the City of Derry Airport, 57 miles from, Belfast International Airport, and 73 miles from the George Best Belfast City Airport. It is adjacent to the new North West Transport hub which has just had a major public funded re-investment of £27 million.

The city is the closest city to the border with the Republic of Ireland and has a strong economic and social partnership with Donegal through the North West Strategic Growth Partnership and North West Regional Development Group, initiatives which recently received commitment from the Shared Island project for support on investment and development opportunities.



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### Description

The subject consists of an impressive self contained two storey red brick listed building, currently undergoing refurbishment to provide high quality office accommodation finish to include, feature entrance hall with original mosaic floor tiling, sash windows, feature fireplaces, Gas fired central heating, and air cooling, LED lighting, plastered, painted walls and ceilings, carpeted floors, cat 6 cabling and door access systems.

### Tenure

Rent	£16.50 per sq ft
Term	10 years
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charged will be levied to cover a fair proportion of estate service charge.

### Rateable Value

Rates will be assessed.

### Accommodation

Building 85		
Ground Floor	5,421 Sq Ft	504 Sq M
First Floor	2,960 Sq Ft	275 Sq M
Total	8,381 Sq Ft	779 Sq M

### VAT

All prices are quoted exclusive of VAT, which may be payable.

### EPC

An EPC will be completed following refurbishment.

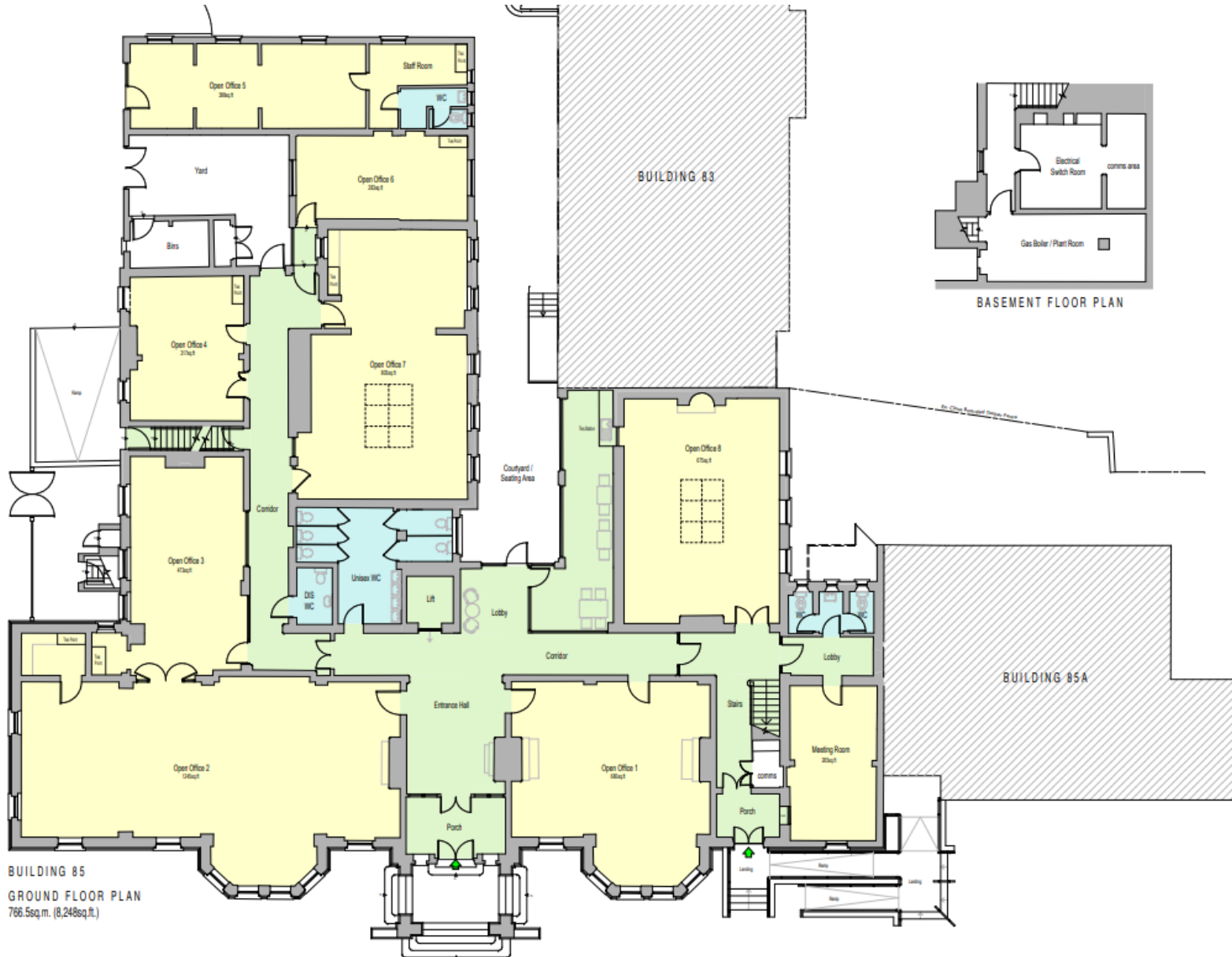
### AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

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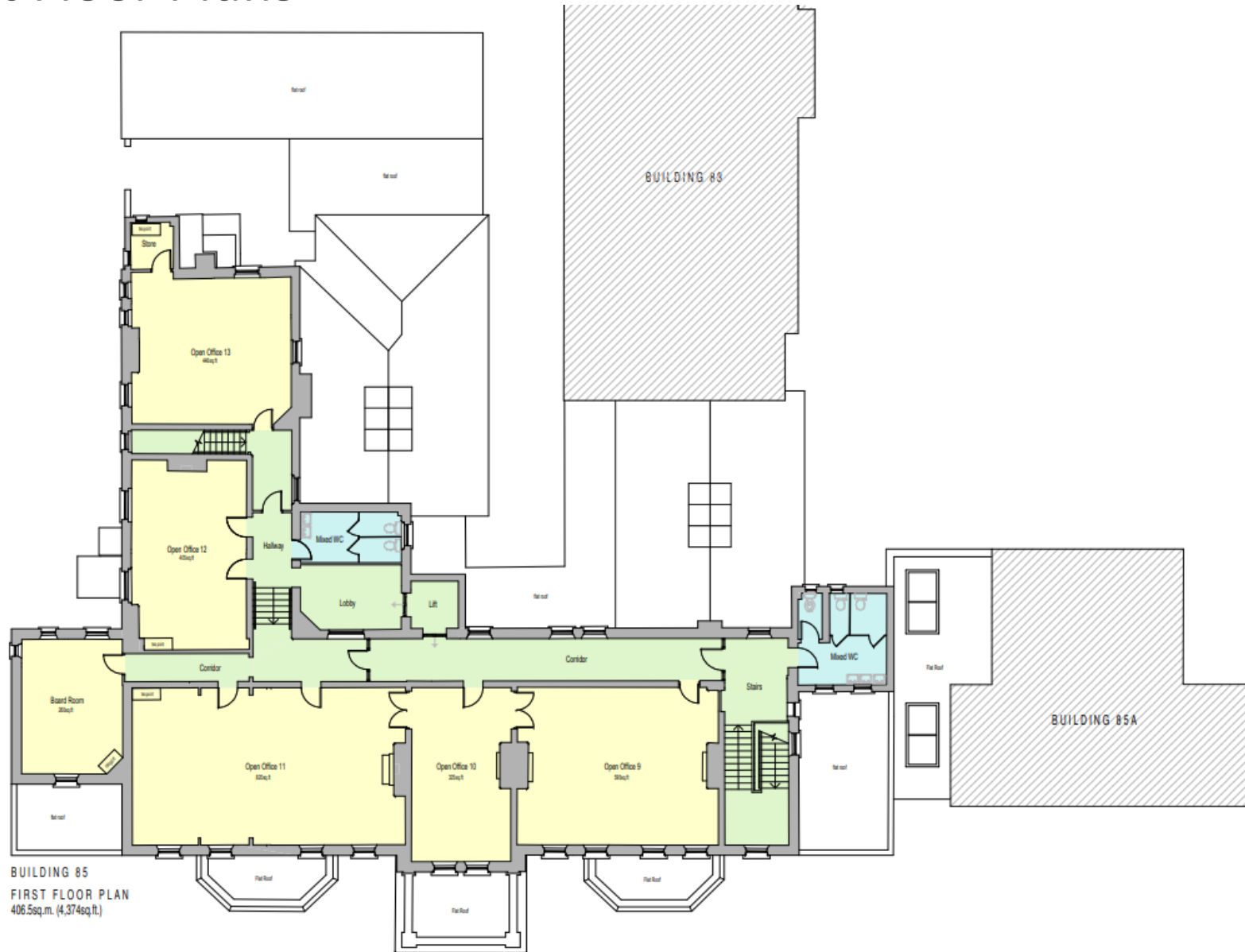
## Ground Floor Plans



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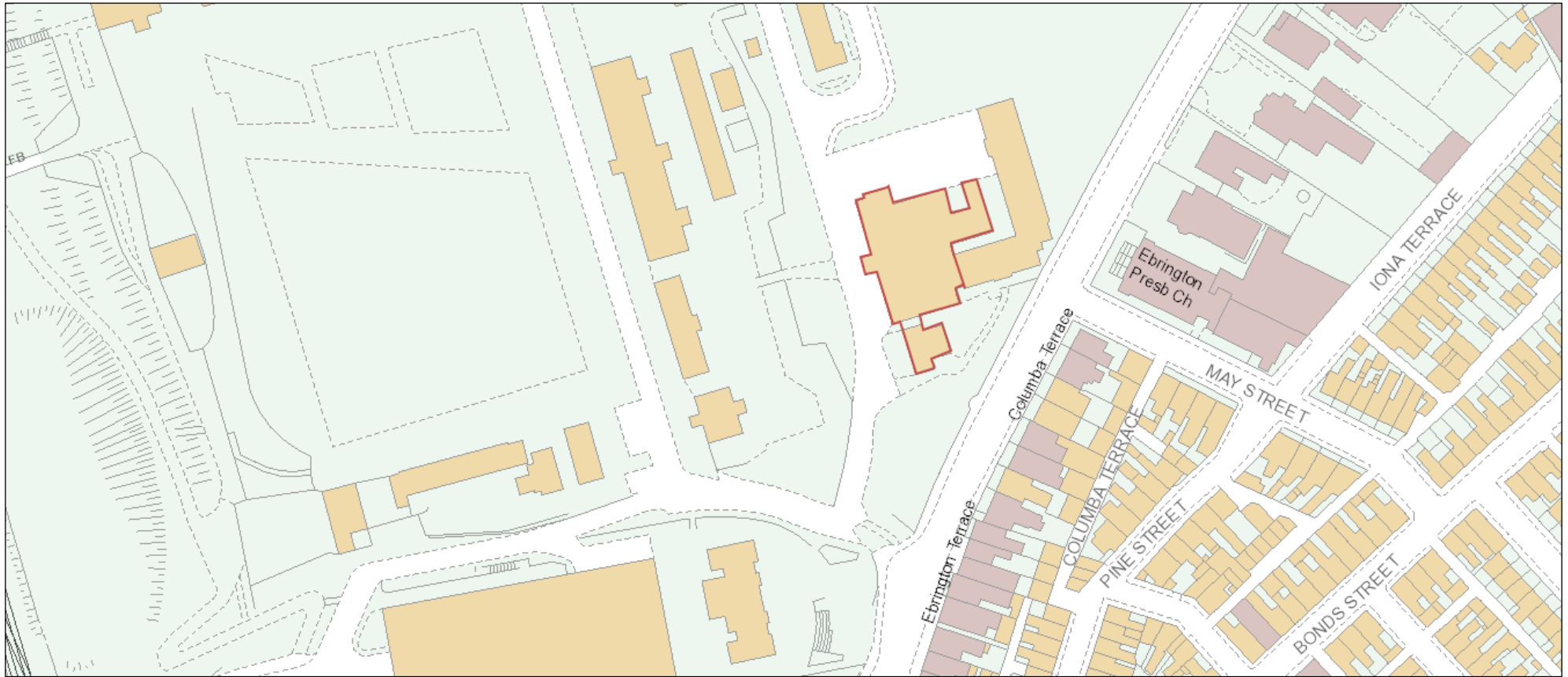
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## First Floor Plans



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## BUILDING 85, EBRINGTON, DERRY/LONDONDERRY



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