



TO LET



OKT  
O'CONNOR KENNEDY TURTLE

Serviced Commercial Land within a Secure Compound  
Ideal for open plan sales, storage, leisure etc.

Bay Road, Culmore, Derry

# LOCATION & DESCRIPTION

Londonderry City is Northern Ireland’s second largest City and is located 70 miles North West of Belfast. Its catchment includes the entirety of the North West of Northern Ireland and the majority of Co Donegal. The City has a resident population in excess of 107,000 and a catchment population estimated at approximately 225,000 persons.

The subject site is situated just off the busy Strand Road / Culmore Road approach route to the city centre specifically at Pennyburn Roundabout and a short distance along Bay Road on the banks of the River Foyle.

Great opportunity to lease the subject site for a whole range of commercial opportunities to make use of the busy traffic flow along Bay Road to the host of business operations that take place in the vicinity including the North Wests main builders supplies depot McMahons adjacent to the site.

# SITE AREA

Description	Acres	Hectares
Open plan Compound	2.3	0.931

# VAT / RATES

All prices quoted are exclusive of VAT. Tenant liable for Property Rates as assessed upon use.

# LEASE DETAILS

**Rent :** Guide £35,000 per annum (3 months on deposit)

**Term :** Minimum 2 years up to 5 years

**Landlord Works :** Landlord willing to install fencing to the boundaries and a gate to the entrance which will be off the site access road.

**Insurance :** Tenants to be responsible for all their own insurance in terms of public liability and contents cover and will need to evidence these to the landlord.

**Restrictions :** The tenant will need to work within the normal business operating hours of McMahons Derry, to regulate the wider sites security.



## Further Information

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