

OFFICE SUITE TO LET

33 FERRYQUAY STREET, DERRY/LONDONDERRY, BT48 6JB

CBRE NI

PART OF THE AFFILIATE NETWORK



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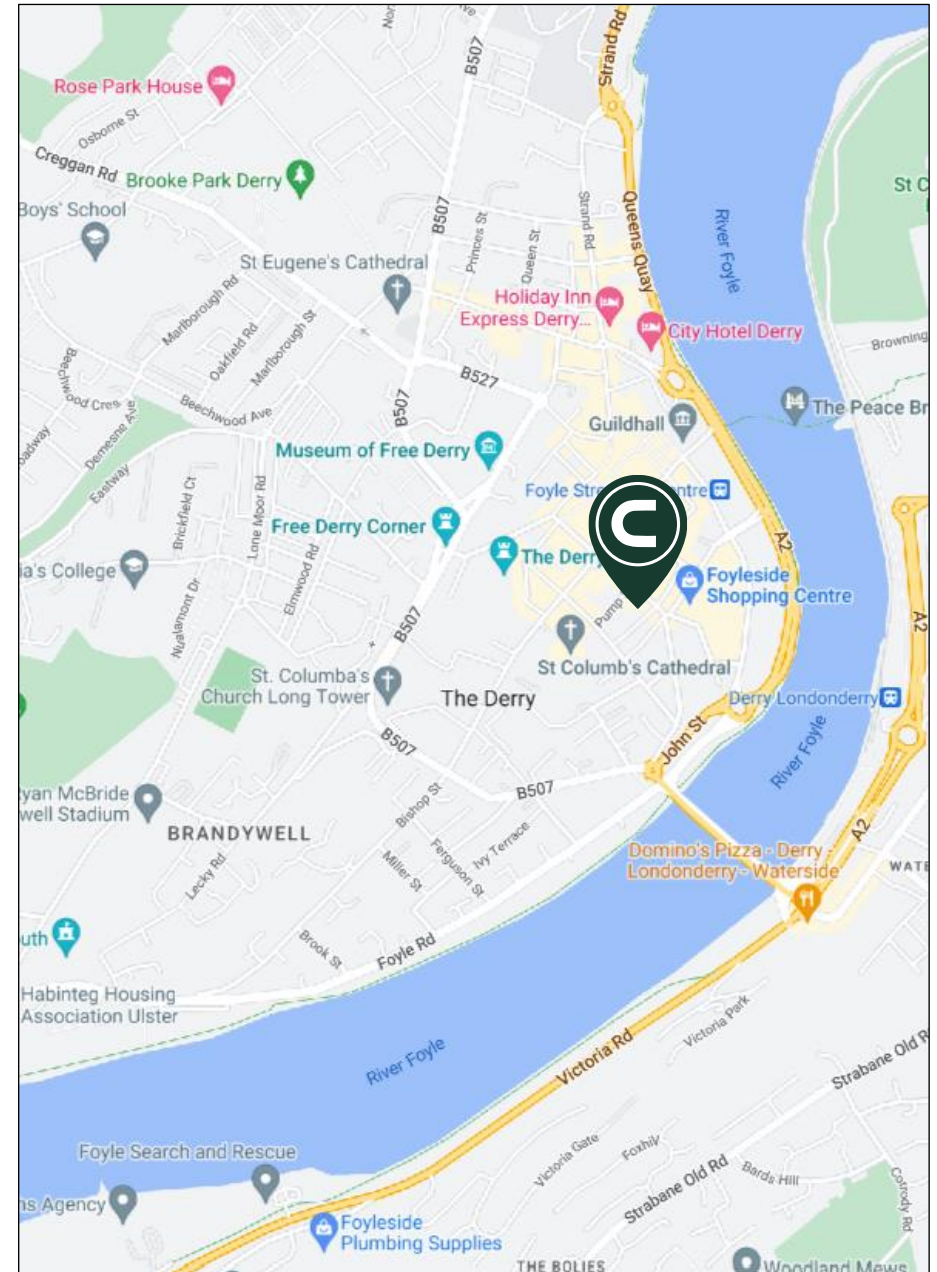
Key Benefits

- Prominent location in Derry City
- From 1,070 to 2,210 sq. ft of office accommodation
- Close proximity to the Foyle Street Bus centre & Foyleside Shopping Centre

Location

The subject property is located in the City Centre on Ferryquay Street, South East of the Diamond and within close proximity of the Foyleside Shopping Centre and Richmond Shopping Centre. The office is approximately, 8.6 miles from the City of Derry Airport, 58.8 miles from Belfast International Airport, and 73.5 miles from the George Best Belfast City Airport. Nearby occupiers include Java Sandwich Express, The Gate Bistro, Tommy Hilfiger Store and Superdrug Pharmacy.

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 property comprises of 1st and 2nd floor offices, access from Ferryquay Street. The offices are fitted to include a reception area, meeting room, private offices, kitchen and staff WC's. Finishes include smooth plastered painted walls, carpeted floors and suspended ceilings with recessed fluorescent lighting and an internal staircase.

Consideration may be given to letting on a floor by floor basis.

Tenure

Term	Negotiable
Rent	£8 per sq ft
Repairs/Insurance	Full repairing and insuring lease terms
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance and management.

Rateable Value

We have been advised by the Land and Property services that the estimated rateable value of the 1st & 2nd floor are £9,400, therefore the estimated rates payable is £6,275.52.

VAT

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

Accommodation

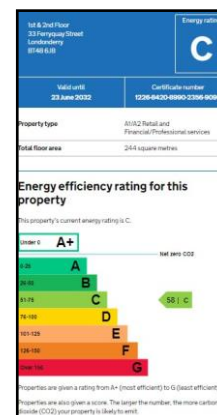
Unit M	Area Sq Ft	Area Sq
1 st Floor	1,140	106
2 nd Floor	1,070	99
Total	2,210	205

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.

EPC

Copy of the EPC Certificate is available below and can be made available on request.



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