



UNIT 1 & 2, SKEOGE GATEWAY BUSINESS PARK,

DERRY/LONDONDERY, BT48 8SE

PRIME INDUSTRIAL LOCATION WITHIN DERRY/LONDONDERY



OVERVIEW

- Prime location being situated in one of Derry/Londonderry busiest commercial areas.
- Modern Industrial / Warehouse accommodation providing 4,650 sq ft.
- Skeoge Gateway Park is located just off the Ferndale Road within a light industrial / commercial business district.
- Excellent communications to regional markets
- Substantial concrete shared circulation space
- Parking available on-site

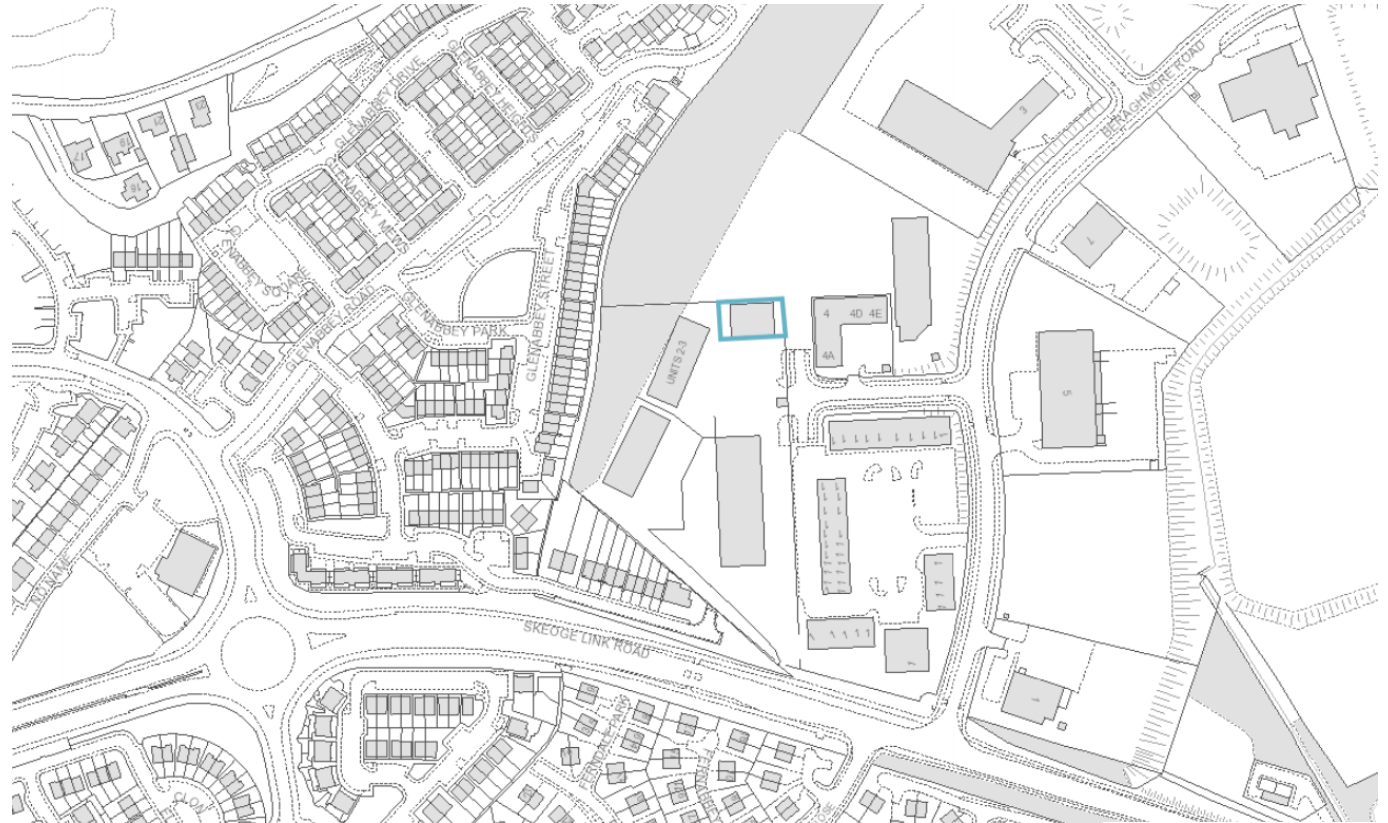
DESCRIPTION

Skeoge Industrial Estate comprises of 4 industrial buildings which are currently occupied by the following: Murdock Builders Merchants and Philip Russell Ltd.

Unit 1 & 2 comprises of a regular shaped warehouse which is capable of subdivision, with an associated yard.

The subject unit is finished to a high specification which includes:

- A steel portal frame construction
- 2no. Full height electric roller shutter
- Smooth screed concrete floor
- Benefits from kitchen and WC facilities



LOCATION MAP – For indicative purposes only

ACCOMMODATION

Description	Area sq. m	Area sq. ft
Units 1 & 2	432 sq. m	4,650 sq. ft
Total Gross Internal Area	432 sq. m	C. 4,650 sq. ft

RATES ASSESSMENT

We have been advised by the Land and Property Services website that the NAV for Unit 1-2 Skeoge Industrial Estate is £14,600.00. The rate in the £ for 2023-2024 in Derry City & Strabane is £0.633362.

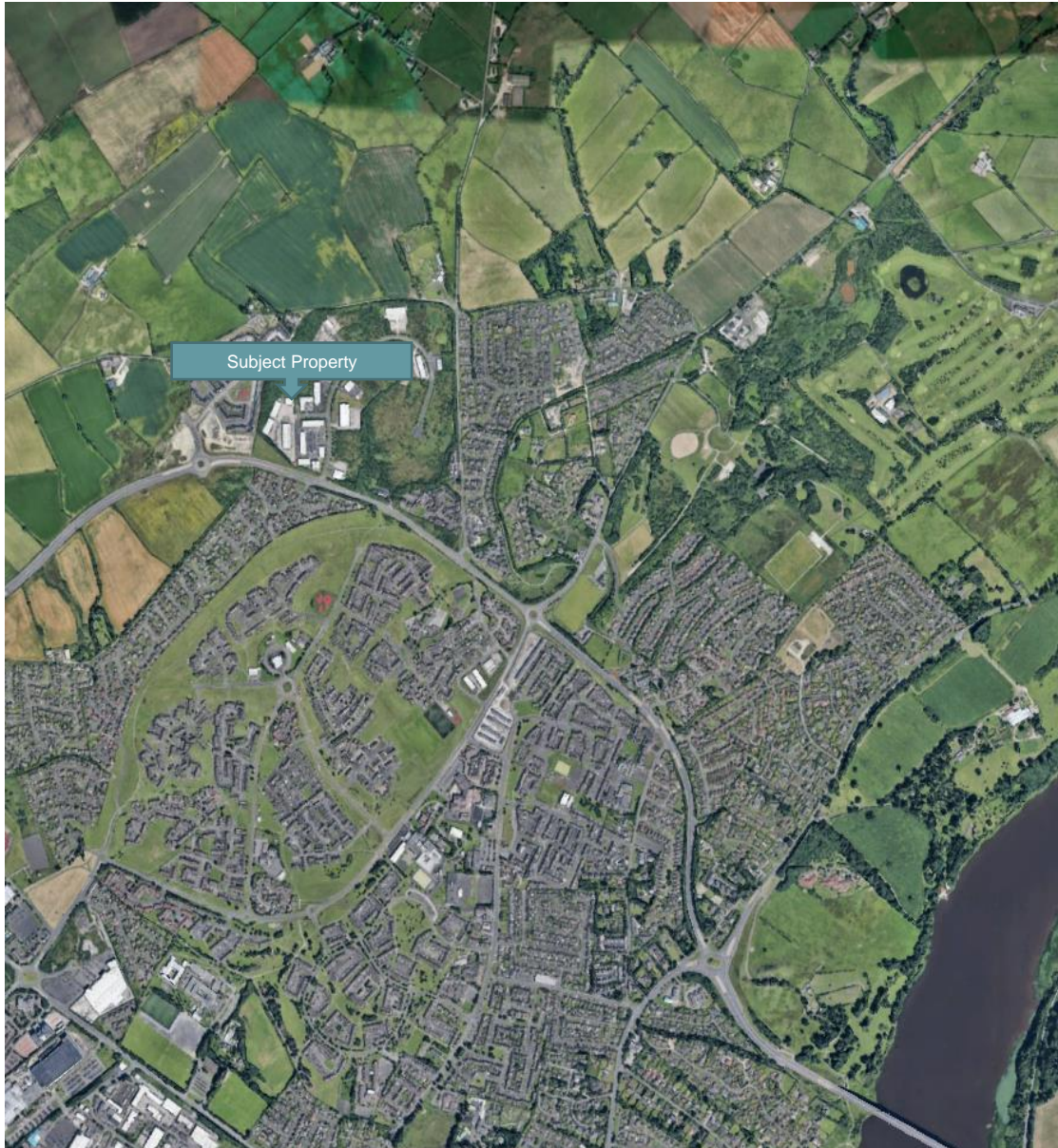
Based on the above information the rates payable are £9,247.09 per annum.

LEASE DETAILS

Lease:	By way of assignment or sublease *
Expiry:	15 th July 2027
Rent:	Guide rent £26,740 per annum**
Repairs:	Full Repairing and Insuring terms
Insurance:	The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium.
Service Charge:	A service charge will be levied to cover the landlord's expenditure in connection with the maintenance, repair and general running of the property.
VAT:	All prices, outgoings etc are exclusive of but may be subject to VAT.
PERMITTED USE:	Storage and distribution within Class B4

* The current tenant would like to retain the right to park two lorries overnight





LOCATION MAP – For indicative purposes only

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

EPC Rating

C68

CONTACT

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