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FOR SALE

3B Springtown Industrial Estate, Springtown Road, Derry BT48 0LY

First Floor Office Accommodation extending to c. 1,772 sq ft (165 sq m)

LOCATION

The subject property is located in Springtown Industrial Estate, off the Northland Road and Buncrana Road just north of Derry city centre.

Northern Ireland's border with the republic of Ireland is c. 2 miles from the subject. The subject benefits from good road network connections. Buncrana Road is the main connector route between Letterkenny in Co Donegal and Derry City Centre, and as such has a high volume of daily / annual traffic in both directions at peak times, making the nearby border crossing one of the busiest in the region.

Springtown together with neighbouring Pennyburn Industrial estate provides a wide variety of commercial units which are predominantly in use as retail warehouses, offices, light industrial and leisure. Nearby occupiers include North West Regional College, Lidl, Screwfix, Store & Go self storage, Diamond Corrugated and Musgrave Market Place.

Neighbouring occupiers include Swingtown Golf, Tile Image, Zenith Learning, Bounce House, City Paints and Nu Look Blinds and Furniture.

DESCRIPTION

The subject comprises open plan first floor office accommodation with kitchen, store and WC's.

The property is well finished with concrete slab floors, double skin insulated roof, painted walls and strip lighting and is available for immediate occupation. The offices are serviced by an oil fired central heating system.

There are communal car parking facilities to the front of the property.

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

Offices, store, kitchen and 2 No. WCs

C. 165 sq m

1,772 sq ft



SALES DETAILS

PRICE: We are seeking offers over £125,000
TITLE: Assumed Freehold / Long Leasehold title

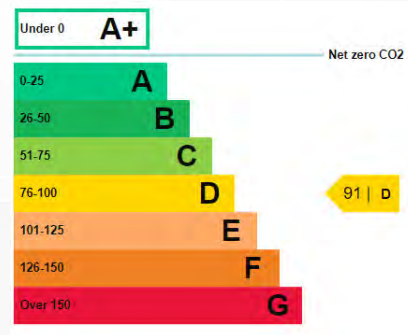
NAV (RATES PAYABLE)

NAV: £5,300. Estimated rates payable: £3,356.82

Please note that all prospective purchasers / tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoing etc are exclusive of, but may be subject to VAT.



Customer Due Diligence: As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C4532

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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