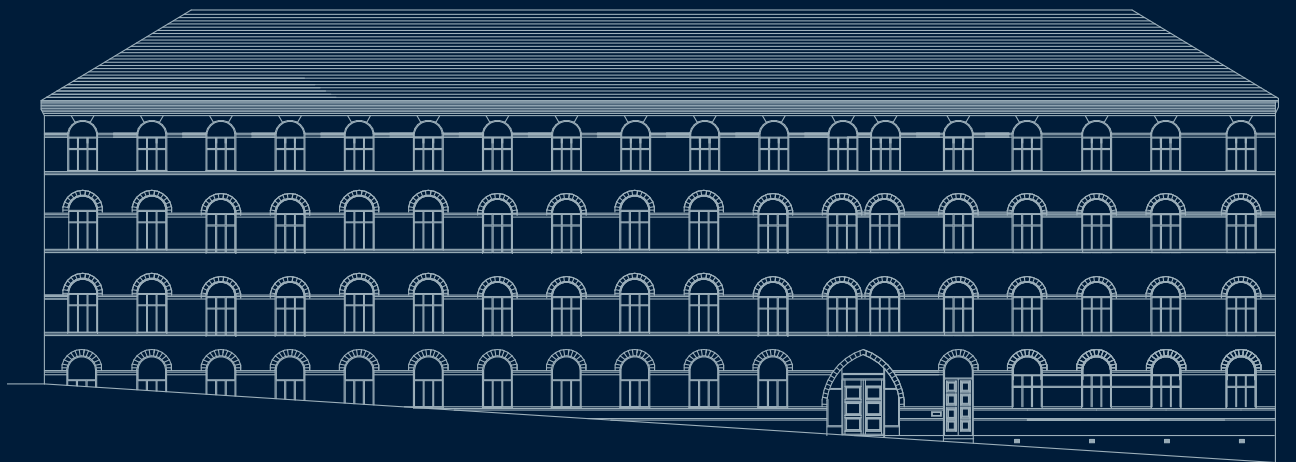


TO LET



CARLISLE HOUSE

16a Carlisle Road, Derry ~ Londonderry, BT48 6JN

CBRE NI
PART OF THE AFFILIATE NETWORK

 **CUSHMAN &
WAKEFIELD**

 **MCCOMBE
PIERCE**



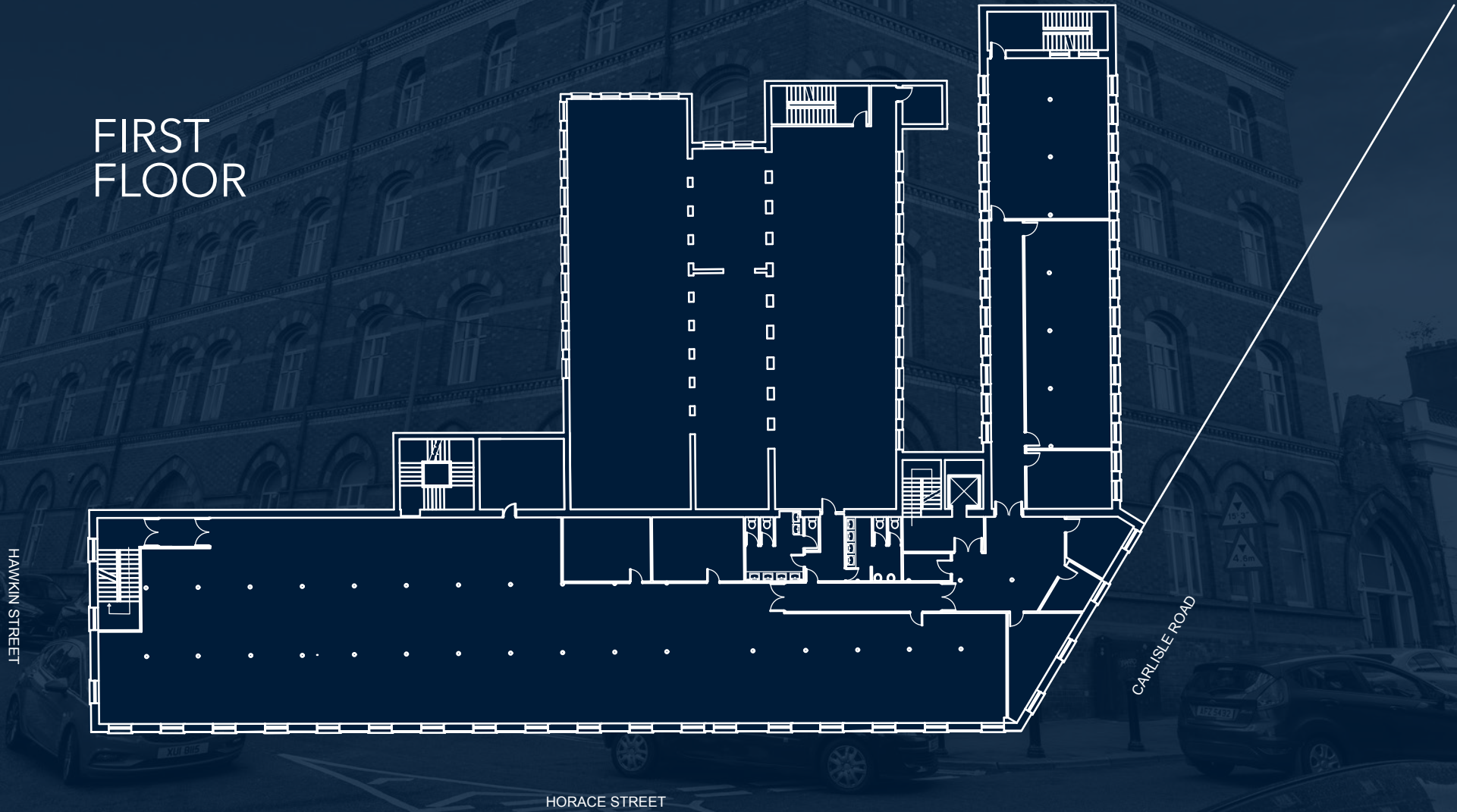
LOCATION

- Derry City, the principal city of County Londonderry, is the second largest city in Northern Ireland and straddles the River Foyle.
- Derry is one of Ireland's oldest cities and is enclosed by walls built in the 17th century.
- The city is serviced by two major roads, A5 Derry/Dublin and A6 Derry/Belfast, which has recently benefited from a £189 million upgrade, and one national primary route, N13 Derry/Donegal.
- Derry is situated 136 miles north west of Dublin, 67 miles north west of Belfast and 42 miles north east of Donegal town.
- The subject property is located on Carlisle Road overlooking the River Foyle, and a 3 minute walk to the traditional core of the City at the Diamond.
- Carlisle House is located within the central area which includes prime office locations on the "Cityside".
- The subject premises are situated only a few minutes' walk from Foyleside Shopping Centre, Richmond Shopping Centre and the City Centre.



TYPICAL PLAN

FIRST
FLOOR



HAWKIN STREET

HORACE STREET

CARLISLE ROAD

CARLISLE HOUSE, 16a Carlisle Road, Derry/Londonderry, BT48 6JN



SITUATION

- The subject property offers approx. 48,892 sq ft of traditional or alternative office accommodation.
- It benefits from being a high-profile historical building in a city centre location.
- A multi-storey car park is within a 1-minute walk of the property, and it is close to all transport hubs.
- Neighbouring occupiers include Fintru, Social Enterprise Hub, Walled City Apartments and Curtis Opticians.



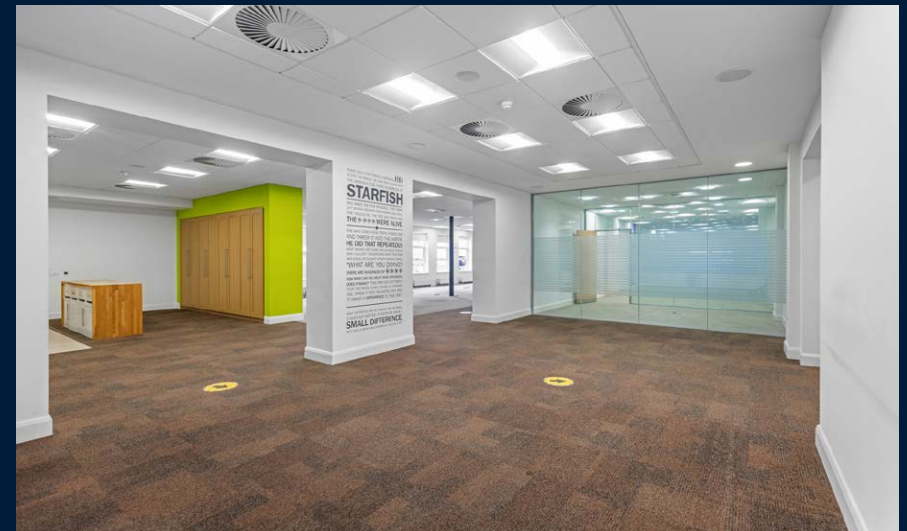
PROPERTY DESCRIPTION

Carlisle House provides 48,892 sq ft of traditional or alternative office accommodation over three-storeys in a high-profile historical building. It is located in a prominent City Centre location. Externally, the property is of red brick construction. Internally, the property comprises raised access, carpeted flooring, suspended ceilings, fluorescent tube lighting and plastered and painted walls. Offices can be sub-divided to fit the needs of any potential occupiers.

ACCOMMODATION

Accommodation	Use	Area (Sq Ft)	Area (Sq M)
Ground Floor	Office	17,366	1,614
First Floor	Office	17,205	1,599
Second Floor	Office	14,321	1,331
Total		48,892	4,542

Requirements for all sizes from 500sqft to 48,892sqft can be accommodated.



REFURBISHMENT

The landlord is willing to offer a complete “turn-key” bespoke fitout service to suit individual tenants requirements whether this is refurbished/defurbed space or a traditional corporate style fitout.

The reception area of the building will be undergoing a refurbishment in the near future, the floor plan and proposed CGI is below:



RENT

On Application

TERM

Negotiable

RATEABLE VALUE

To be advised.

EPC

The property currently has an EPC rating of D85 which will be improved following refurbishment.

VAT

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

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