

TO LET

BUILDING 2, SPRINGTOWN BUSINESS PARK, NORTHLAND ROAD, DERRY~LONDONDERRY BT48 0GY



FULLY REFURBISHED OFFICE BUILDING
Suites Available from 5,000 sq. ft. - 25,000 sq. ft.
with Excellent Onsite Car Parking

McConnell

 **JLL** Alliance Partner

**Lambert
Smith
Hampton**

LOCATION

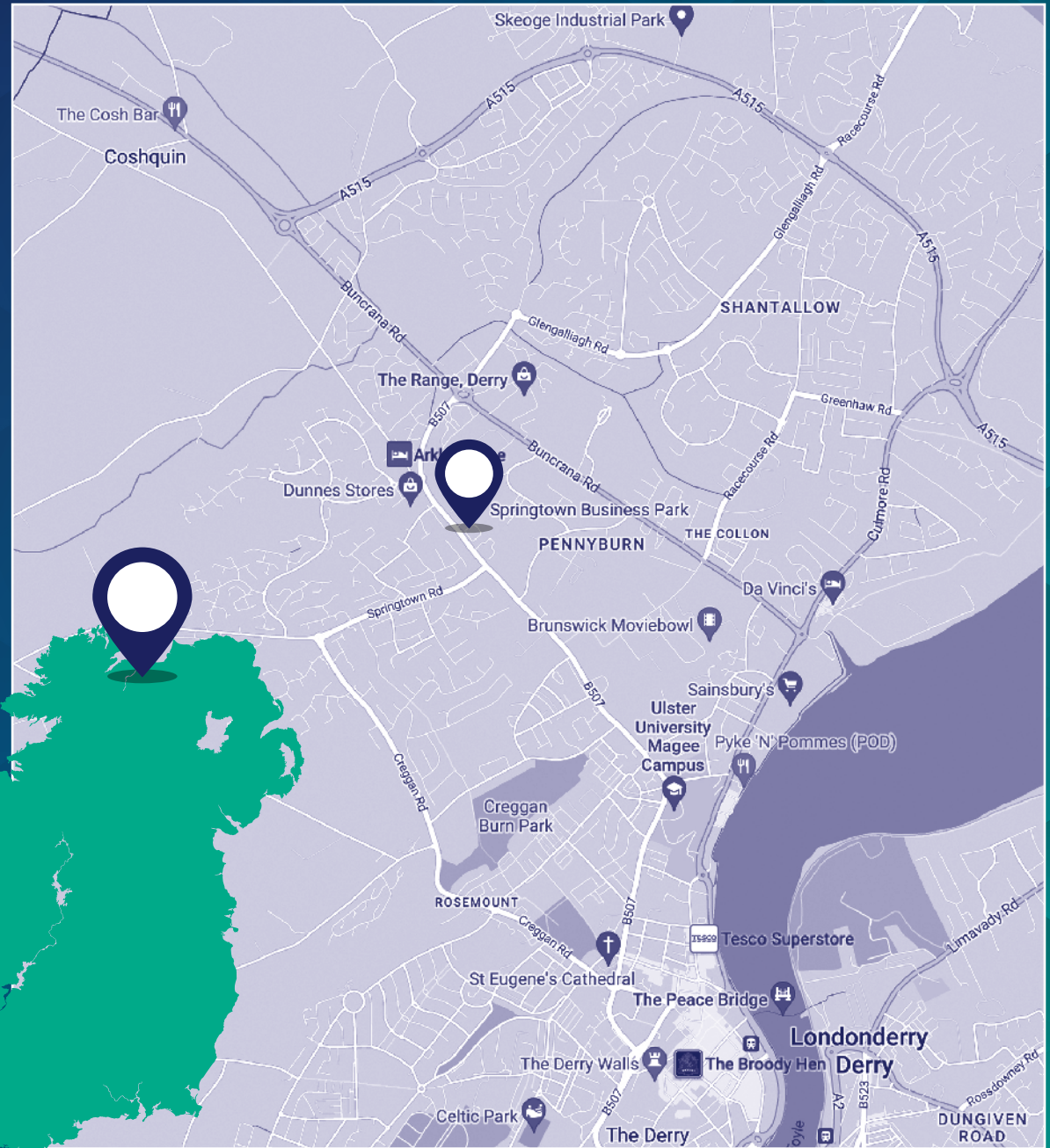
Derry City is located approximately 70 miles North West of Belfast and 147 miles from Dublin. The nearest major towns are Letterkenny (22 miles), Coleraine (30 miles) and Omagh (34 miles), with Derry representing the main regional City in the area.

As the regional capital of the North West, Derry offers investors a diverse business, social, cultural and leisure environment.

Derry City is Northern Ireland's second largest population centre outside the Greater Belfast area, boasting a City Region of approx. 400,000. The City benefits from excellent transport links with the City of Derry Airport located 7 miles east of the City, with hourly train services to Belfast from Waterside Railway Station.

The City benefits from excellent infrastructure with the A6 link towards Belfast and the M2, and the A5 link towards Strabane and Omagh. Both of these major road networks are in the process of being substantially upgraded.

The subject occupies a prominent position on the Northland Road close to the city centre and all major road networks. The subject business park benefits from a dedicated bus stop at the entrance to the site and is situated in a prime business location in close proximity to the Magee Campus (University of Ulster), Seagate Technology, AXA, Firstsource, Concentrix and Budget Energy.



DESCRIPTION

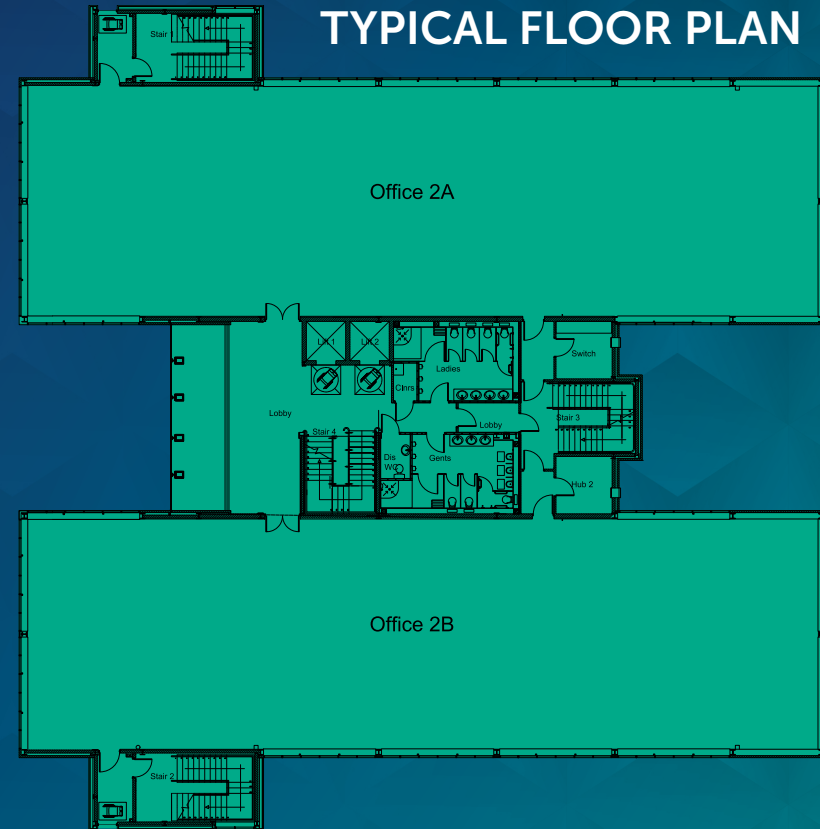
The accommodation offers 8 self-contained column free office suites which have been refurbished to CAT A standard to include plastered and painted walls, raised access flooring, carpeted flooring, LED lighting, heating and cooling air conditioning system and WC facilities.

The accommodation is serviced by two 10 person lifts and a large full height glazed atrium reception. The building benefits from 200 on site car parking spaces.

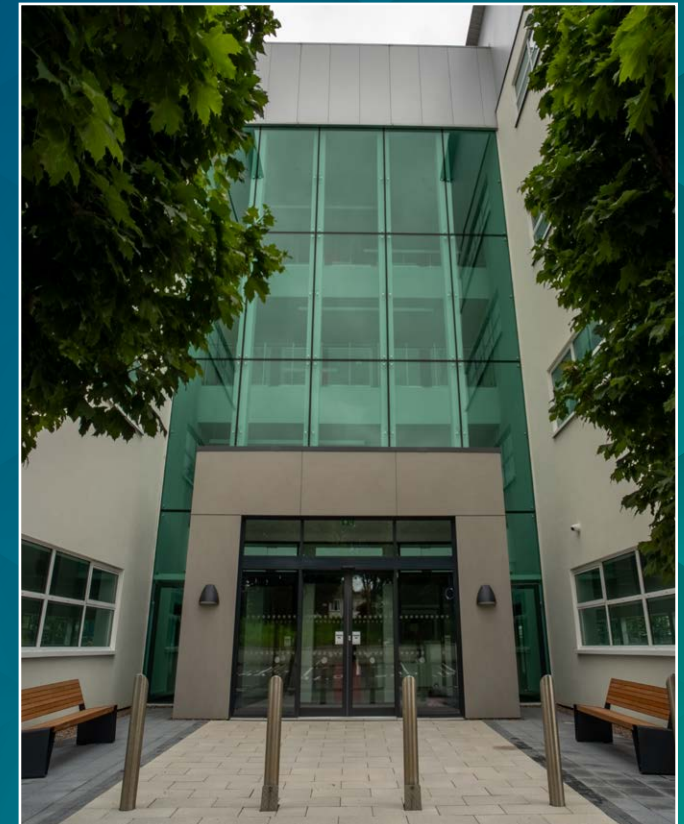
ACCOMMODATION

Floor	Suite A (sq.ft.)	Suite A (sq.m.)	Suite B (sq.ft.)	Suite B (sq.m.)
Ground Floor	5,000	465	5,000	465
First Floor	LET	LET	LET	LET
Second Floor	LET	LET	5,000	465
Third Floor	5,000	465	5,000	465
Total	15,000	1,860	15,000	1,860

TYPICAL FLOOR PLAN



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LEASE DETAILS

Term - By negotiation.

Rent - £15.00 per sq ft.

Insurance - Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium of the building.

Service Charge - A service charge will be levied to cover external repairs and maintenance of common areas.

RATES

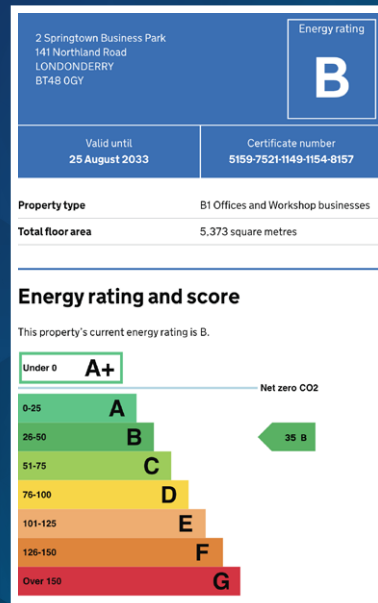
We are advised by Land and Property Services that the rates payable are approximately £6.15 psf

VAT

We are advised that the property is elected for VAT and VAT will be charged in addition to the prices quoted

EPC

B35



FURTHER INFORMATION

For further information or to arrange a viewing, please contact:-

Greg Henry

T: 078 4192 8670

E: greg.henry@mcconnellproperty.com

Phil Culbert

T: 074 9555 4114

E: philip.culbert@mcconnellproperty.com

McConnell 

McConnell Chartered Surveyors

Montgomery House
29-31 Montgomery Street,
Belfast, BT1 4NX

T: 028 9020 5900

W: www.mcconnellproperty.com

Tom Donnan

T: 074 4249 5827

E: tdonnan@lsh.ie

**Lambert
Smith
Hampton**

Lambert Smith Hampton

Clarence House
4-10 May Street
Belfast BT1 4NJG

T: 028 9032 7954

W: www.lsh.ie

Kyle Abernethy

T: 079 1733 5323

E: kabernethy@lsh.ie

Heron Property Limited

2 St Patrick's Street,
Draperstown,
Magherafelt BT45 7AL

T: 028 796 28505

E: property@heronbros.com

W: www.heronbros.com

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