

CBRE NI
PART OF THE AFFILIATE NETWORK

**Lambert
Smith
Hampton**



TO LET

**TRADE COUNTER /
WAREHOUSE UNITS**

Springtown Trade Park, Springtown Avenue, Springtown, Derry/Londonderry, BT48 0LY

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KEY BENEFITS

- New build trade counter / warehouse units ranging from 5,381 sq ft to 32,486 sq ft.
- Prominent location just off Springtown Road.
- Ease of access to motorway networks, with the City of Derry Airport located 25 minutes from the property by car.

LOCATION

- Springtown Trade Park is located in Springtown, Derry/Londonderry and comprises of 6no. trade counter / warehouse units and is approached by an access road from Springtown Avenue via Springtown Road, immediately south of the Buncrana Road the main arterial route from County Donegal.
- Derry/Londonderry is positioned well for connections throughout Northern Ireland due to its proximity to the A6, providing a direct link to the M2 into Belfast.
- The A5 leads to the south-west of the province and to the west of Ireland from the N13.
- The City of Derry airport is located 25 minutes from the property by car.
- Howdens currently trade at the park while other occupiers in the surrounding area include Screwfix, Star Upholstery, North West Regional College, Lidl, Begg & Partners, Lynas Foods and City Electrical Factors.

CITY OF DERRY AIRPORT 
25 MINUTES
09 MILES

BELFAST INTERNATIONAL AIRPORT 
85 MINUTES
61 MILES

BELFAST CITY AIRPORT 
90 MINUTES
76 MILES

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DESCRIPTION

- The property comprises of newly constructed Trade Counter units ranging from 5,381 sq ft to 32,486 sq ft.
- The property is of steel portal frame construction and is finished to include aluminium composite wall and roof cladding, concrete flooring, translucent roof panels, high bay LED spot lighting and 3 phase power. There are a total of 14 no electric roller shutter doors to service the remaining 32,468 sq ft.
- The units are serviced at the rear via a one way system.
- Visitor and staff parking facilities are provided on-site to accommodate 74 spaces.

ACCOMMODATION

UNIT	SQ M	SQ FT
1 (Howdens)	867	9,332
2	500	5,381
3	500	5,381
4	500	5,381
5	745	8,019
6	745	8,019

RENT

- Price on application.

TERM

- Negotiable.

SERVICE CHARGE

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

VAT

- All prices quoted are exclusive to VAT which may be chargeable.

EPC

- A copy of the EPC Certificates are available below and can be made available on request.

Units 1-6
Springtown Trade Park
31 Springtown Avenue
Springtown Industrial Estate
DERRY
BT48 0LY

Energy rating
B

Valid until
8 September 2034

Certificate number
6340-3738-3159-4000-7349

Property type
B8 Storage or Distribution

Total floor area
3,855 square metres

Energy rating and score

This property's energy rating is B.

Under 0 **A+** Net zero CO2

0-25 **A**

26-50 **B** 38 B

51-75 **C**

76-100 **D**

101-125 **E**

126-150 **F**

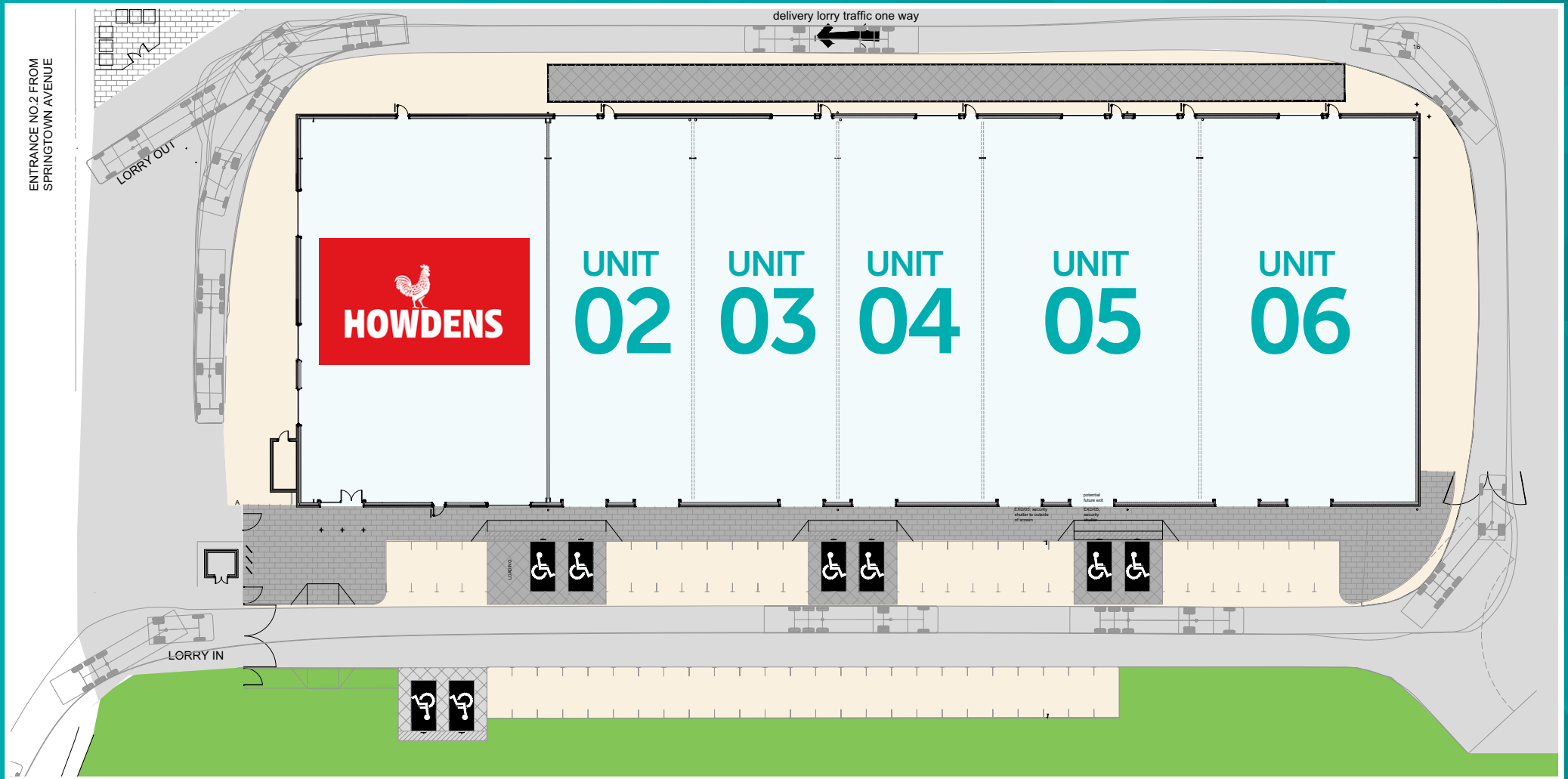
Over 150 **G**

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UNIT 01:
AREA 867 M²

UNIT 02:
AREA 500 M²

UNIT 03:
AREA 500 M²

UNIT 04:
AREA 500 M²

UNIT 05:
AREA 745 M²

UNIT 06:
AREA 745 M²

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