



TO LET

Serviced Commercial Land within a Secure Compound—Ideal for Open Plan Sales, Storage, Leisure etc

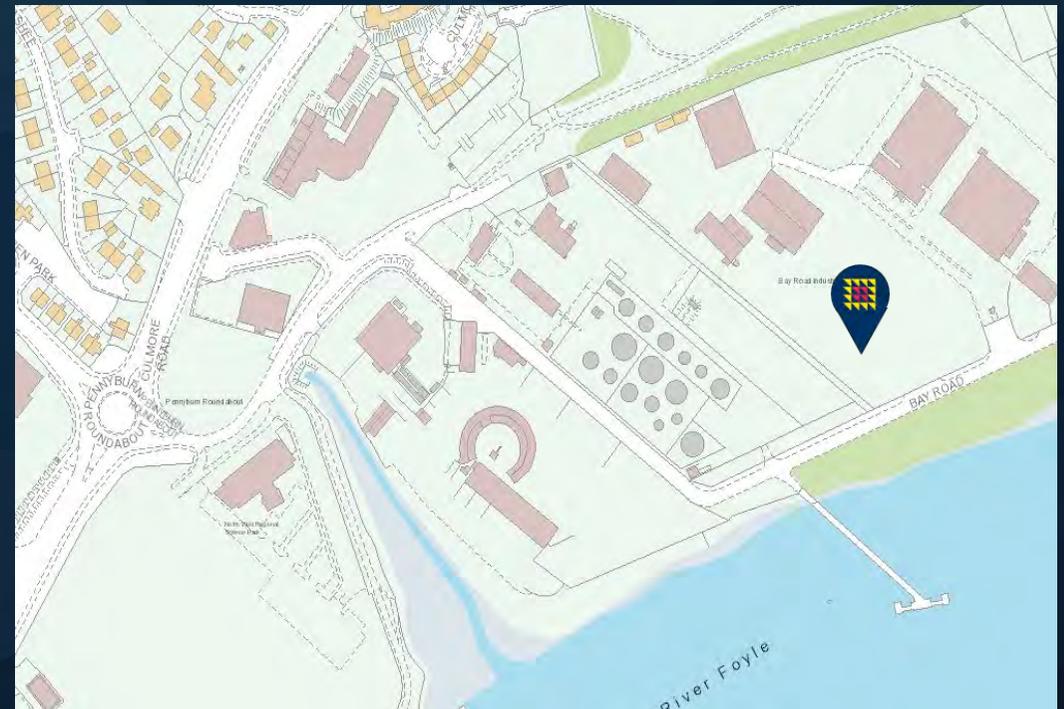
Bay Road, Culmore, Derry

LOCATION / DESCRIPTION

Londonderry City is Northern Ireland's second largest City and is located 70 miles North West of Belfast. Its catchment includes the entirety of the North West of Northern Ireland and the majority of Co Donegal. The City has a resident population in excess of 107,000 and a catchment population estimated at approximately 225,000 persons.

The subject site is situated just off the busy Strand Road / Culmore Road approach route to the city centre specifically at Pennyburn Roundabout and a short distance along Bay Road on the banks of the River Foyle.

Great opportunity to lease the subject site for a whole range of commercial opportunities to make use of the busy traffic flow along Bay Road to the host of business operations that take place in the vicinity including the North Wests main builders supplies depot McMahons adjacent to the site.



SITE AREA

Description	Acres	Hectares
Open Plan Compound	2.3 Acres	0.931 Hectares

LEASE DETAILS

- RENT:** Guide £35,000 per annum (3 months on deposit)
- TERM:** Minimum 2 years up to 5 years
- LANDLARD WORKS:** Landlord willing to install fencing to the boundaries and a gate to the entrance which will be off the site access road.
- INSURANCE:** Tenants to be responsible for all their own insurance in terms of public liability and contents cover and will need to evidence these to the landlord.
- RESTRICTIONS:** The tenant will need to work within the normal business operating hours of McMahons Derry, to regulate the wider sites security.

VAT

All prices quoted are exclusive of VAT. Tenant liable for Property Rates as assessed upon use.

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/uk/si/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.



CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.