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TO LET

67 Bigwood Road, Ardmore, Derry, BT47 3RR

Established commercial base with regional reach.

LOCATION/DESCRIPTION

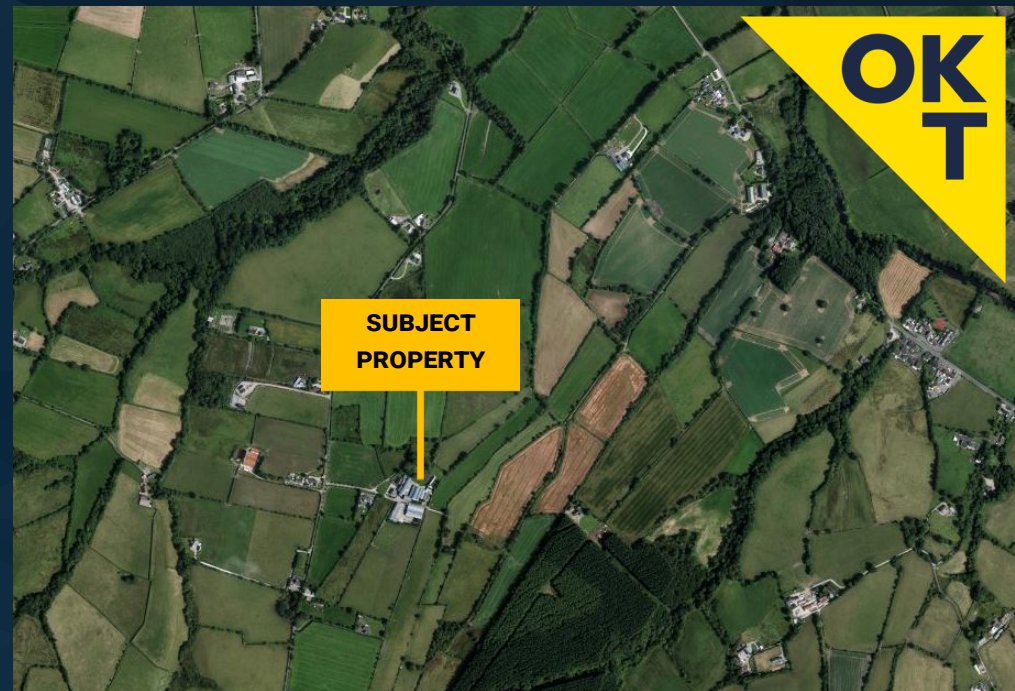
The subject property is located in Ardmore, a rural settlement on the outskirts of Derry/Londonderry. The area benefits from its proximity to the City, lying approximately 5 miles to the south, with convenient access to the A6 corridor linking Belfast and Derry. The location also provides strong cross-border connectivity, with Letterkenny only 25 miles away.

The wider Derry region is a recognised commercial hub in the North West, supported by Foyle Port and the City of Derry Airport, which lies within a 20-minute drive. Local amenities and services are readily accessible in the nearby village of Eglinton and Derry City Centre.

The property comprises two adjoining warehouse units which can be let together or individually. Each unit benefits from industrial roller shutter doors, with additional rear shutter access providing excellent loading flexibility. Two purpose-built loading docks are also incorporated, designed to accommodate 40ft articulated lorries, 30ft rigid lorries and Luton vans, enhancing the efficiency of goods handling and transport. A concrete marshalling area is positioned to the front, offering generous circulation and delivery space.

Internally, the warehouses are finished to a high standard with screeded floors, non-drip roof covering, and 4.4m eaves height, suitable for a wide range of industrial and storage uses. Both units are enhanced by mezzanine floors, adding valuable additional accommodation.

There is also potential to incorporate additional office space if required, providing occupiers with



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse 1	290	3,120
(mezzanine with office)	(200)	(2,150)
Warehouse 2	355	3,822
(mezzanine floor)	(189)	(2,034)
WAREHOUSE TOTAL	645	6,942
MEZZANINE TOTAL	389	4,184
TOTAL	1,034	11,126



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: C4989



LEASE DETAILS

RENT: WAREHOUSE 1: **£12,000** | WAREHOUSE 2: **£14,400**
TERM: Negotiable
REPAIRS/INSURANCE: Full repairing and insuring lease
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

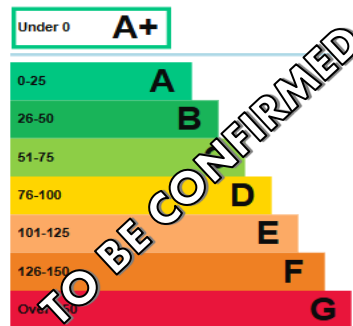
NAV (RATES PAYABLE)

NAV: TO BE DETERMINED

Estimated rates payable in accordance with LPS Website: TO BE DETERMINED

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

EPC



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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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.