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**TO LET**

**2A Carrakeel Drive, Maydown, Co. L'Derry, BT47 6UQ**

Industrial / Office Accommodation extending to c. 448.58 sq m (4,828 sq ft)

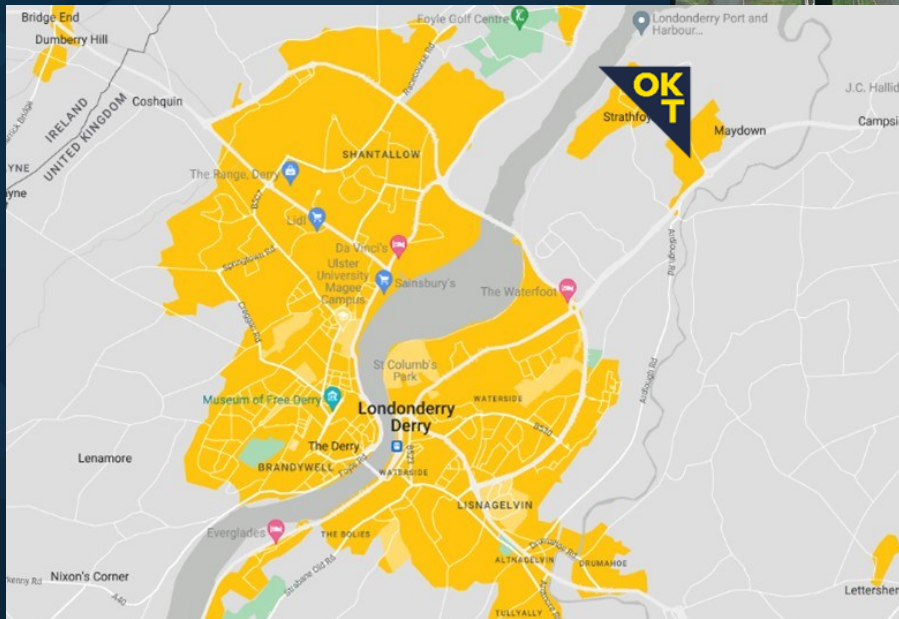


# LOCATION

Derry City is the second largest population centre within Northern Ireland and the fourth largest in Ireland, with a residential population of 150,000 and a cross border catchment of 400,000. Derry City is also the most youthful city in Ireland with 43% of its residents under 30 years of age and 65% of working age.

The subject property is located on Carrakeel Drive within Maydown Industrial Estate, off the A2 Clooney Road just over 4 miles from Derry City Centre with good road network connections to Derry City, Donegal and the Causeway Coast.

Maydown Industrial Estate provides a wide variety of commercial units and nearby occupiers include a car showroom, factory shop, engineering works, PSNI Station and The Invista Plant.



**C. 4 MILES**  
TO DERRY CITY

**C. 7 MILES**  
TO DONEGAL

**C. 25 MILES**  
TO COLERAINE

**C. 72 MILES**  
TO BELFAST

## DESCRIPTION

The subject comprises a modern purpose-built office / industrial building set within a self contained site extending to c. 0.52 acres. Internally the property is finished to a high standard and accommodation comprises open plan offices with several cellular offices over ground and first floor along with industrial warehouse accommodation.

The unit benefits from a platform lift. Heating is a mix of gas fired central heating and air conditioning units.

Within the confines of the site there are parking facilities for c. 41 cars together with electric charging stations.



# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Lobby	16.32	176
Board Room	29.28	315
W.C Facilities	22.21	239
Break Out Area / Kitchen	75.89	817
Workshop	85.50	920
<b>FIRST FLOOR</b>		
Open Plan Office (35 Work Stations)	194.58	2,094
4 no. Offices	9.62	104
<b>TOTAL ACCOMMODATION</b>	<b>448.58</b>	<b>4,828</b>

## FEATURES

The building benefits from solar panels on the roof, providing electric for the running of the premises at a much more favourable cost.

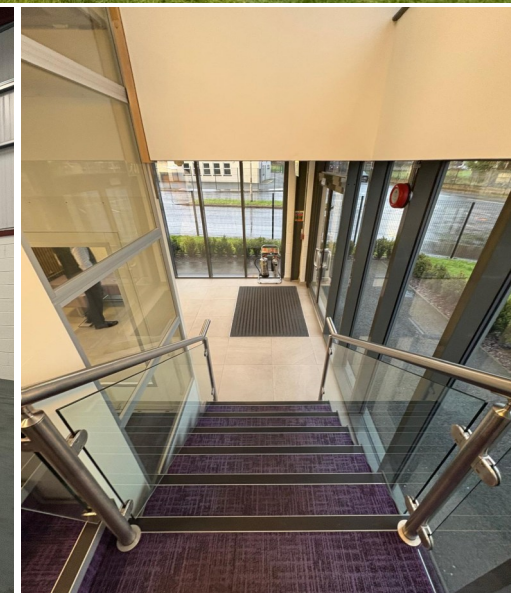
### Customer Due Diligence:

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/ukssi/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.

FILE REF C4403









# LEASE DETAILS

RENT:	£50,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Full repairing and insuring terms.
SERVICE CHARGE:	Not Applicable
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)

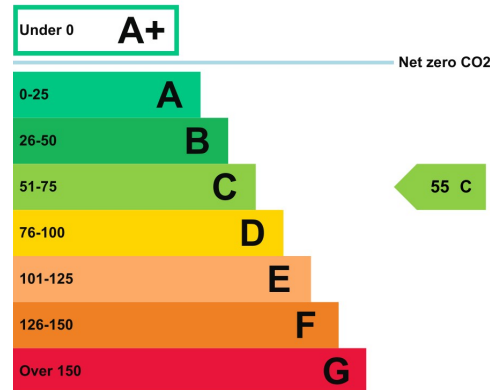
Current NAV: £11,600

Draft Reval 2026 NAV £13,000

Estimated rates payable in accordance with LPS Website: £8,061 (Current NAV).

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

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



## 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.