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TO LET

4a Maydown Road, Derry/Londonderry, BT47 6UQ

C. 1,789 sq ft flexible space in a prime North West location

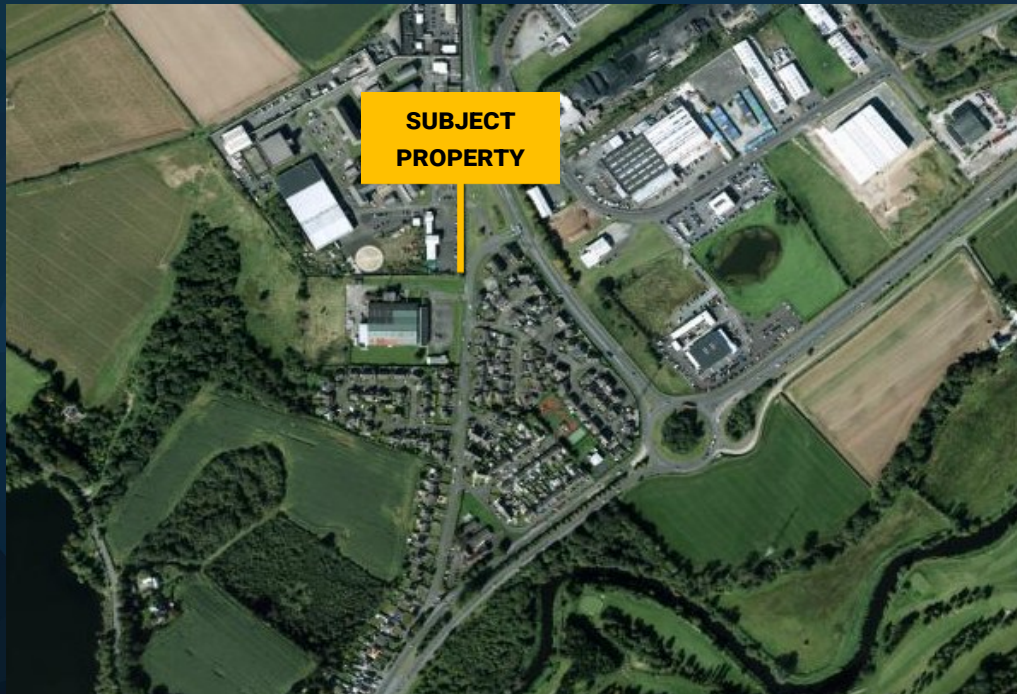
LOCATION/DESCRIPTION

Derry/Londonderry is the second largest population centre within Northern Ireland and the fourth largest in Ireland.

Derry/Londonderry is Northern Ireland's second largest city and a key commercial hub with strong road, rail, sea, and air links, including Foyle Port and City of Derry Airport. The city also benefits from cross-border trade with the Republic of Ireland, being only 21 miles from Letterkenny.

Maydown is one of the North West's leading industrial locations, home to major occupiers such as AE Global, Foyle Port, PSNI, Clearway Metal Recycling, and Foyle Meats. The property is just off the A2, providing excellent access to the City Centre and wider region, with further improvements planned under Phase 2 of the A6 scheme. City of Derry Airport lies only 4.5 miles (8 minutes' drive) away.

The premises consists of a large kitchen/production and prep space with 4 large operational storage freezers as well as, 5 adequate storage areas and 2 offices situated at the reception areas of the building.



ACCOMMODATION

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DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Open Production Area	48.86	525.99
Workspace Area 1	23.08	248.41
Workspace Area 2	15.07	162.17
Storage Freezer	7.92	85.27
Storage Freezer	6.48	69.73
Storage freezer	4.84 x 2	52.08 x 2
Storage Area	4.82	51.88
Storage Area	4.08	43.93
Storage Area	3.98	42.85
Storage Area	2.89	31.11
Storage Area	0.63	6.78
Plant/Boiler Room	5.22	56.21
Cloak Room	2.55	27.44
WC Facilities	2.72	29.29
Office	5.22	56.21
Office	4.14	44.56
Reception Area	4.16	44.78
Reception Area	3.91	42.09
Hallway	9.33	100.43
TOTAL	166.23	1,789.29

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.



LEASE DETAILS

RENT:	£8,750
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.

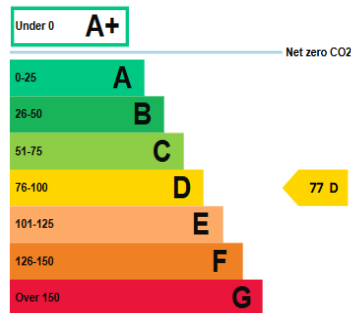
NAV (RATES PAYABLE)

NAV: TBC

Estimated rates payable in accordance with LPS Website: TBC

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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MICHAEL BURKE

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ANTON MCINTYRE

07493 972136

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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 them-