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FOR SALE

Units 1–4, 20-22 Springtown Avenue, Springtown Industrial Estate, Londonderry, BT48 0LY

Investment property currently producing £120,000 per annum rising to £165,000 with fixed increases over the next 10 years

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.

Springtown Industrial Estate is regarded as the premier business location within the city benefiting from easy access to the main arterial routes off the Buncrana and Strand Road.

Occupiers within Springtown Industrial Estate include, Screwfix, Stevenson & Reid Plumber Merchants, Beggs and Partners, Northwest Regional College, AXA Insurance Call Centre, Lynas Outlet, Seagate Technology and Right Price. Lidl have also recently opened a new store on a prominent corner site at the entry to the Industrial Estate.

DESCRIPTION

The development was constructed within the last 20 years and comprises 11 modern light industrial / trade counter units.

Units 1–4 are occupied by Nu Print Technologies Limited

The wider site extends to c. 3 acres and provides 108 communal car parking spaces, there is a management company in place to ensure the continued maintenance of the site.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Unit 1	929.55	10,002
Unit 2	510.41	5,492
Unit 3	551.49	5,934
Unit 4	929.37	10,000
TOTAL	2,920.82	31,428

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: C5036



TENANCY DETAILS

Tenant: Nu Print Technologies Limited
Passing Rent: £120,000 per annum rising to £165,000 with fixed increases over 10 years
Term: 10 years from 1 January 2026
NAV: £73,600—Estimated Rates Payable £51,115

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

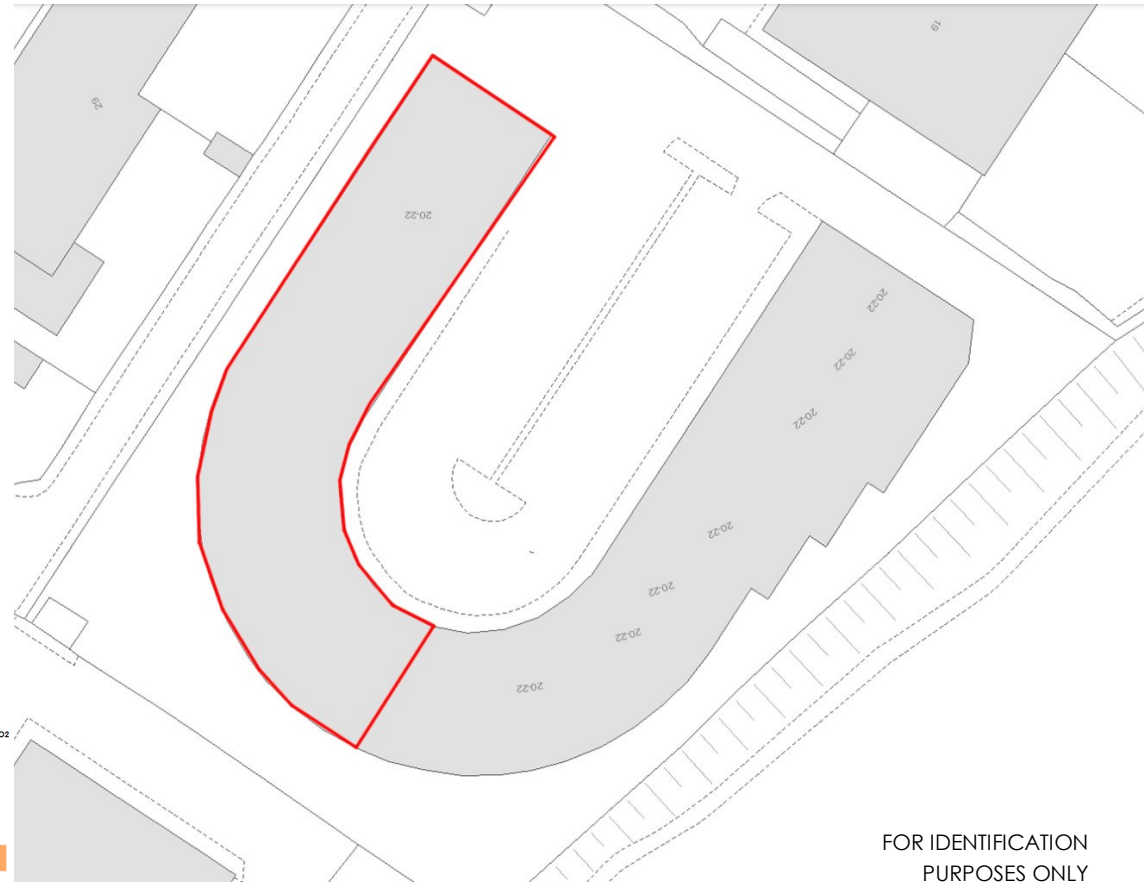
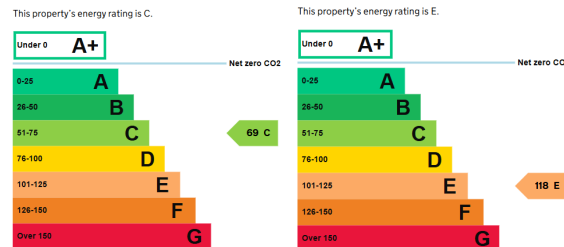
SALES DETAILS

PRICE: Offers over £1,825,000
TITLE: The property is assumed to be held by way of long leasehold title to facilitate a management company or equivalent freehold title.
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.

EPC RATING

Unit 1-3: E118
Unit 4: C69



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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.

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