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TO LET

1-3 Waterloo Place, Derry / Londonderry BT48 6BT

Office accommodation extending to c. 1,063 m² (11,438 sq ft)

LOCATION

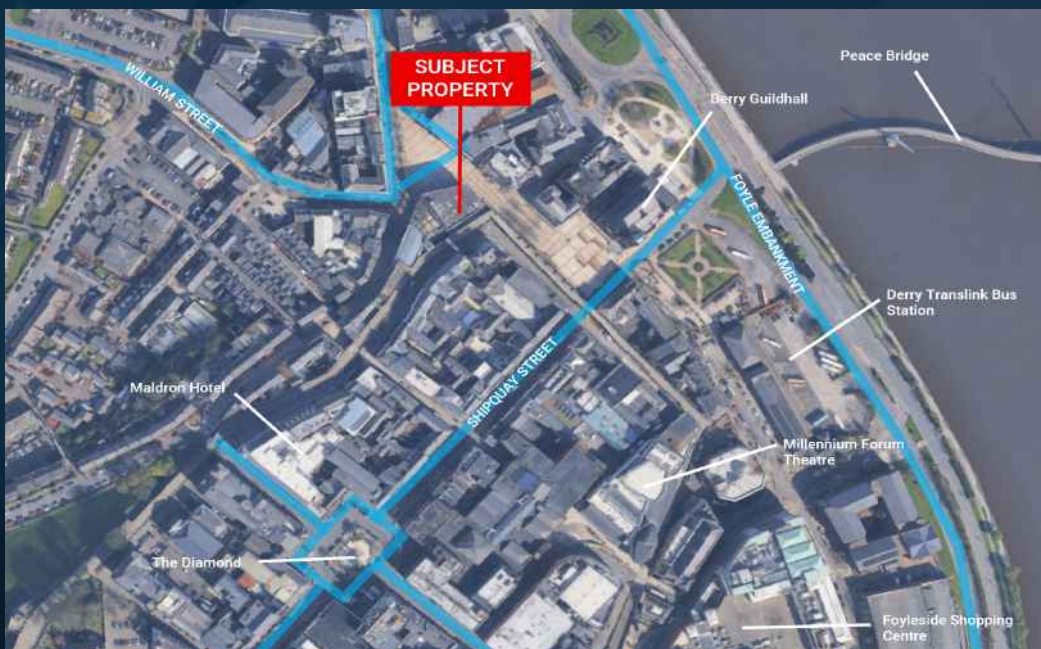
Derry City is the second largest population centre within Northern Ireland and the fourth largest in Ireland, with a residential population of 107,877 and a cross-border catchment of 400,000 (Derry City Council 2014).

The city is approximately 70 miles Northwest of Belfast via the M2 / A6 and 21 miles east of Letterkenny in the Republic of Ireland via the N13.

Over the past 20 years the employment base in the city has changed significantly as the former industries such as shirt and garment making gave way to new service sector jobs and knowledge-based industries.

DESCRIPTION

- The property comprises office accommodation arranged over 4 levels, ground, first, second and third floors, overlooking Waterloo Place with all City Centre facilities within walking distance.
- The accommodation is arranged by way of entrance lobby and lift on ground floor, cellular offices on first floor, open plan arrangement on second floor and a mix of cellular offices and open layout on the third floor.
- Ground, first and third floors are fully fitted out and ready for immediate occupation, second floor required fitout.
- The opportunity may also be available for division if desired.
- Carparking is available at William Street Carpark, Quayside Shopping Centre and Foyleside Shopping Centre, all within 5 minutes walking distance



ACCOMMODATION

DESCRIPTION	AREA (M2)	AREA (SQ FT)
GROUND FLOOR		
Reception		
FIRST FLOOR		
Open Plan Office	237	2,551
Office	5.1	55
Office	4.2	45
Kitchen	10.8	116
First Floor Total	257.1	2,767
SECOND FLOOR		
Open Plan Office	302.6	3,257
Reception	29.6	319
WC Facilities		
Second Floor Total	332.2	3,576
THIRD FLOOR		
Open Plan Office	338	3,638
Office	38.3	412
Office	20.2	217
Office	16.5	178
Office	15.9	171
Office	15.4	166
Kitchen	29.1	313
WC Facilities		
Third Floor Total	473.4	5,095
TOTAL ACCOMMODATION	1,062.7 M2	11,438 SQ FT

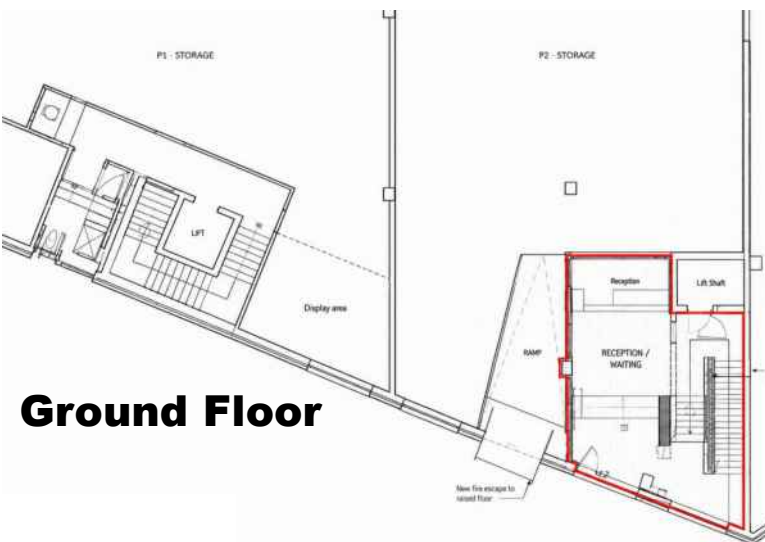
1-3 Waterloo Place, Derry / Londonderry BT48 6BT



Customer Due Diligence:

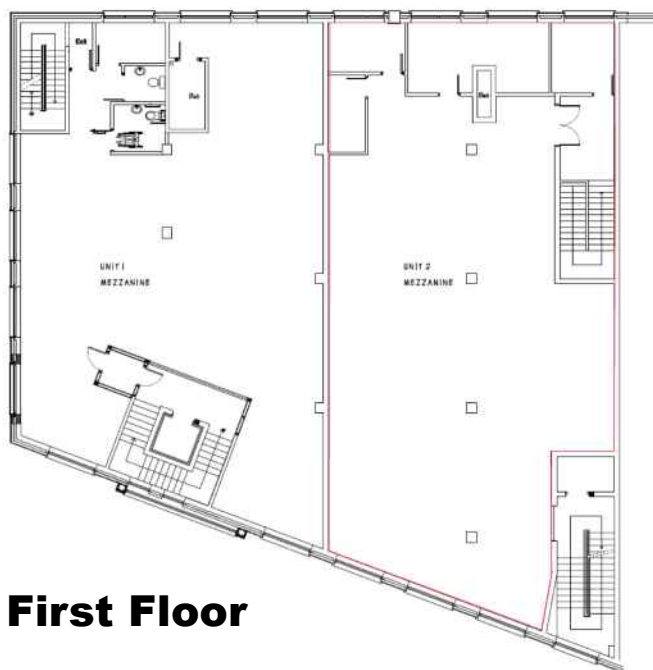
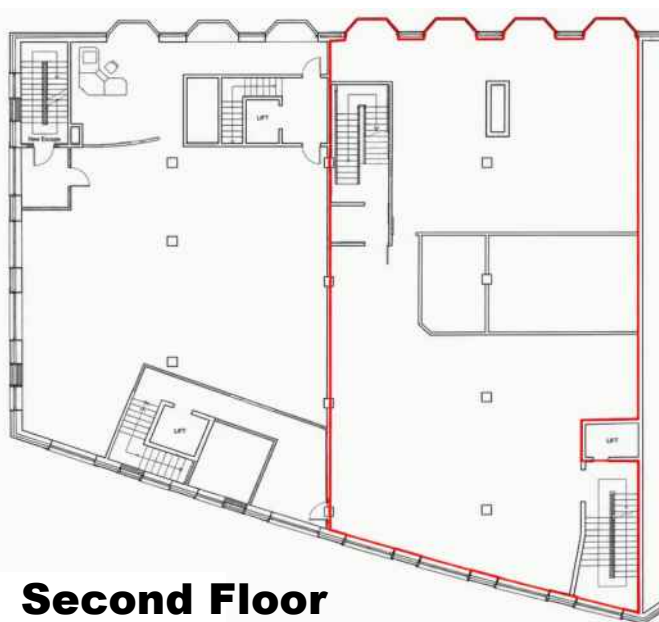
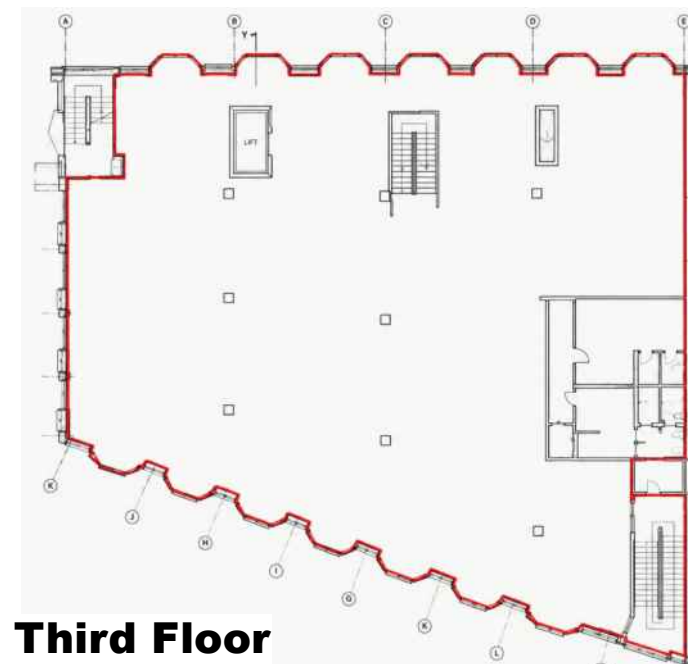
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. 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.

File Ref: C5166

**Ground Floor**

FLOOR PLANS

1-3 Waterloo Place, Derry / Londonderry BT48 6BT

**First Floor****Second Floor****Third Floor**

LEASE DETAILS

RENT: Price on application

TERM: Negotiable

REPAIRS/ INSURANCE: Full repairing and insuring lease

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.

VAT

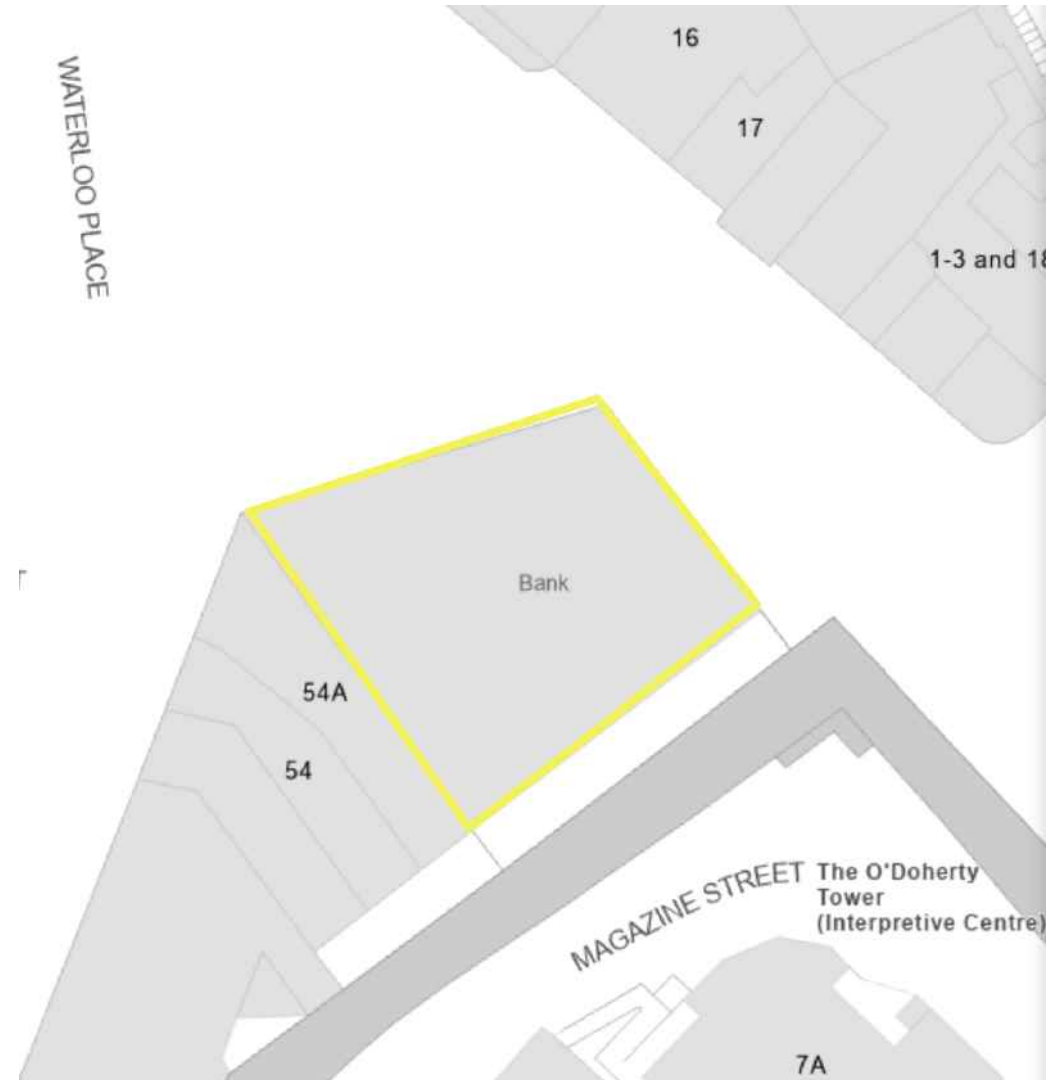
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

NAV: £35,551

Estimated rates payable in accordance with LPS
Website: £25,655

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

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

MICHAEL BURKE

michael.burke@okt.co.uk

07872055552

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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.