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TO LET

43 Campsie Industrial Estate, Mclean Road, Derry / Londonderry, BT47 3XX

C.5,500 sq ft industrial unit situated within a 1 acre site

Formerly benefited from a Waste Electrical Electronic Equipment (WEEE) Licence

LOCATION

Campsie is one of the premier industrial locations in the North West with a high occupancy rate and hosts a range of local and national businesses including Parcellforce, Ardia, Carella, Disten Property Management, NIE and T-Met.

The A2 benefits from a high volume of passing traffic and provides ease of access to the City Centre and the north of the province respectively.

City of Derry Airport is located c. 2. miles or a five minute drive from the subject unit.

DESCRIPTION

The unit itself formerly benefited from a Waste Electrical and Electronic Equipment Reuse and Treatment Licence. Internally the unit is open plan with loading dock, roller shutter access (7 metres) and 8.5m eaves height.

The unit is set within a c. 1 acre site to include a communal weighbridge.

Services within the site include 3 phase electric and reserve water supply as well as mains connections.

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

Warehouse

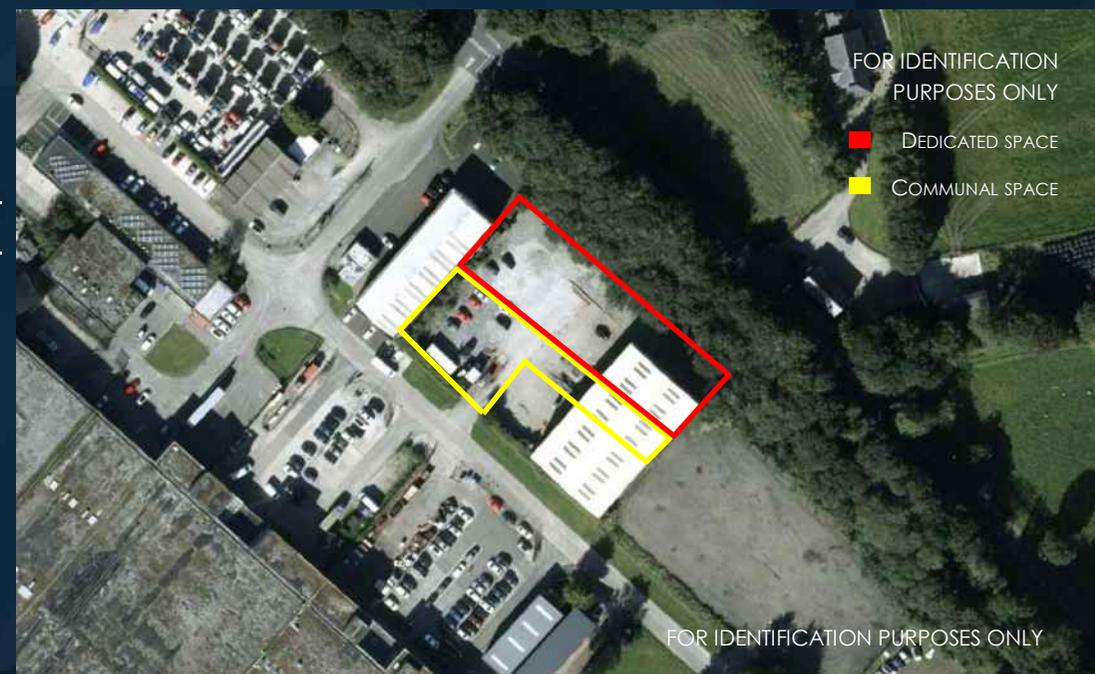
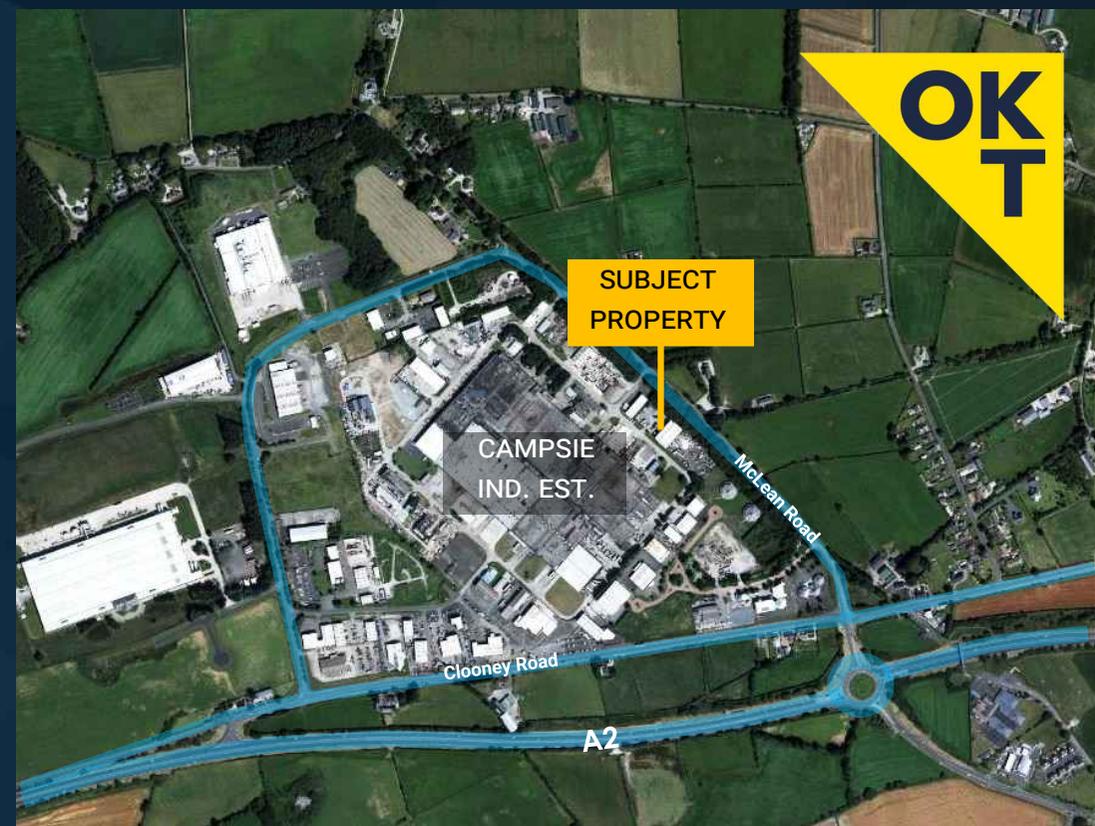
510 sq m

5,500 sq ft

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: C4645



LEASE DETAILS

RENT: £25,000 per annum
TERM: From 3 years
REPAIRS / INSURANCE: Full repairing and insuring

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 (RATES PAYABLE)

NAV: £15,700

Estimated rates payable in accordance with LPS Website: £9,943.78

All prospective 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

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

MICHAEL BURKE

michael.burke@okt.co.uk

ANTON MCINTYRE

anton.mcintyre@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'Connell 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-