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- › Steam Cleaners
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- › Carpet and Upholstery Cleaners
- › Scrubber Driers
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- › Spares and Accessories
- › Detergents

TO LET

(CURRENT TENANT RELOCATING)

17 Campsie Business Park, McLean Road, Derry BT47 3XX

Showroom / Trade Counter Accommodation within a Self Contained Site

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 Parcelforce, 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.

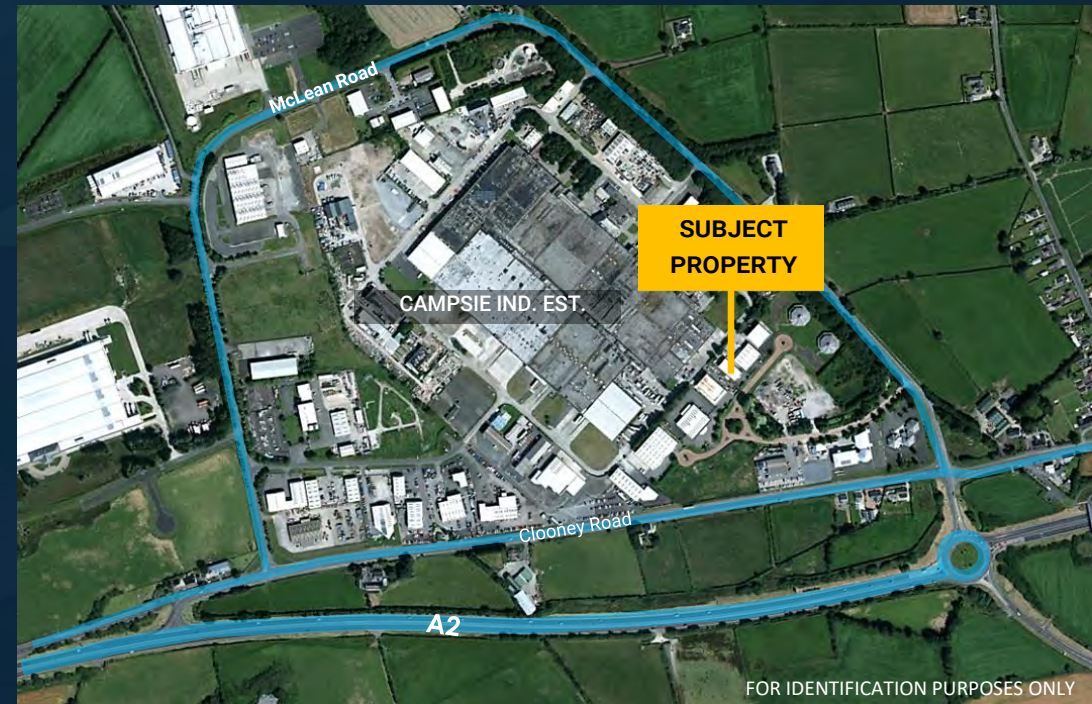
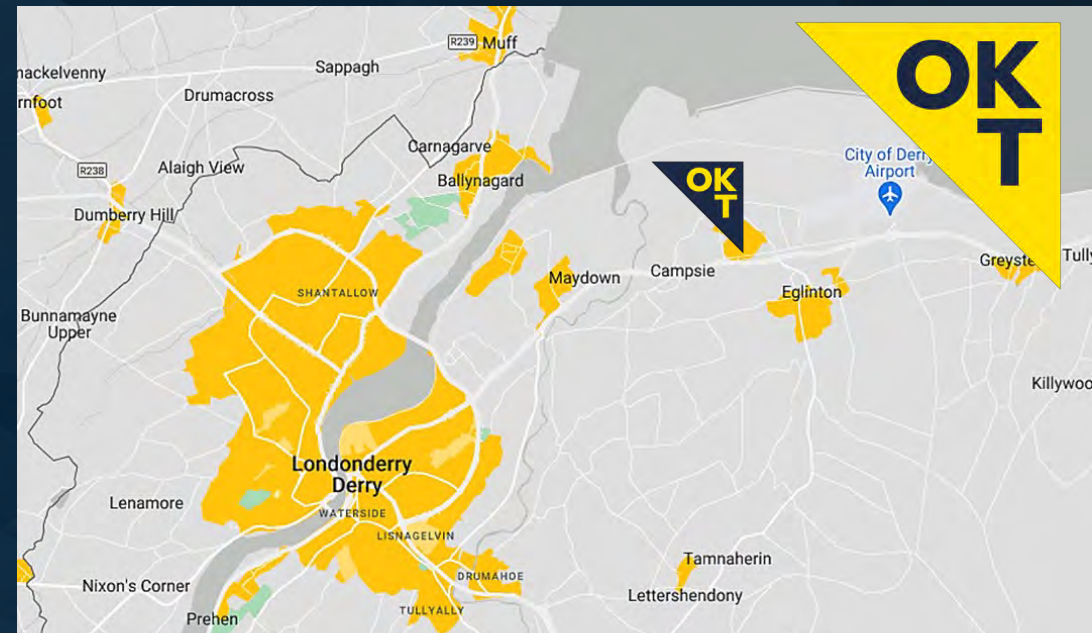
DESCRIPTION

The unit offers showroom / trade counter and warehouse accommodation with additional storage at mezzanine level.

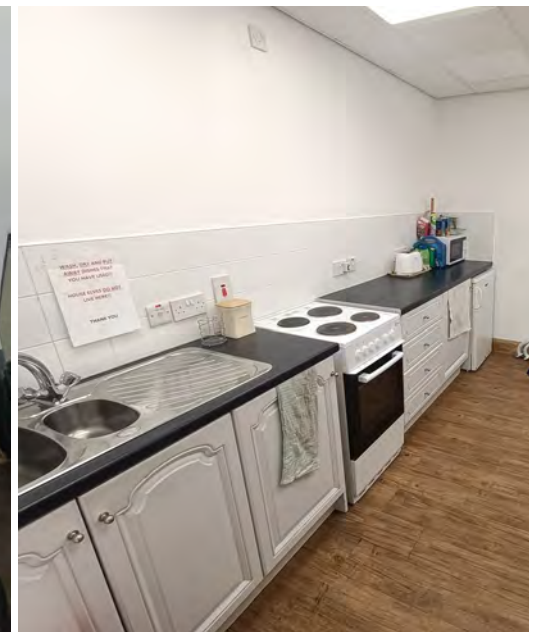
The unit is held within a secure self contained site with front and rear access. Currently there are customer parking facilities to the front with concrete yard space to the rear. The property has an eaves height of 6m, furthermore there is roller shutter access to the rear (4m x 4.8m) with potential to create an additional roller shutter access to the front of the unit.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Showroom	C. 193.8	2,086
Warehouse	C. 172.8	1,860
Office 1	C. 24.4	263
Office 2	C. 25.5	275
Kitchen	C. 9.9	106
WC	C. 5.6	60
MEZZANINE		
Storage	C. 129.6	1,395
TOTAL ACCOMMODATION	C. 561.6	6,045



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/uksl/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: £32,500 per annum
 TERM: From 3 years
 REPAIRS / INSURANCE: Full repairing and insuring lease terms
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

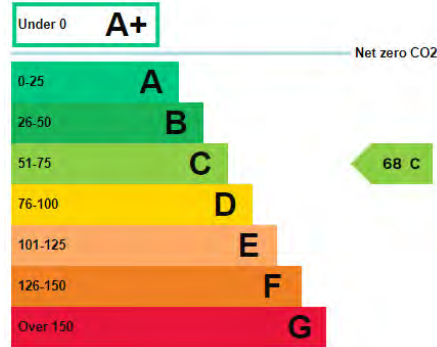
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £30,600

Estimated rates payable in accordance with LPS Website: £19,380.88

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.