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TO LET

4 Maydown Road, Londonderry, BT47 6UQ

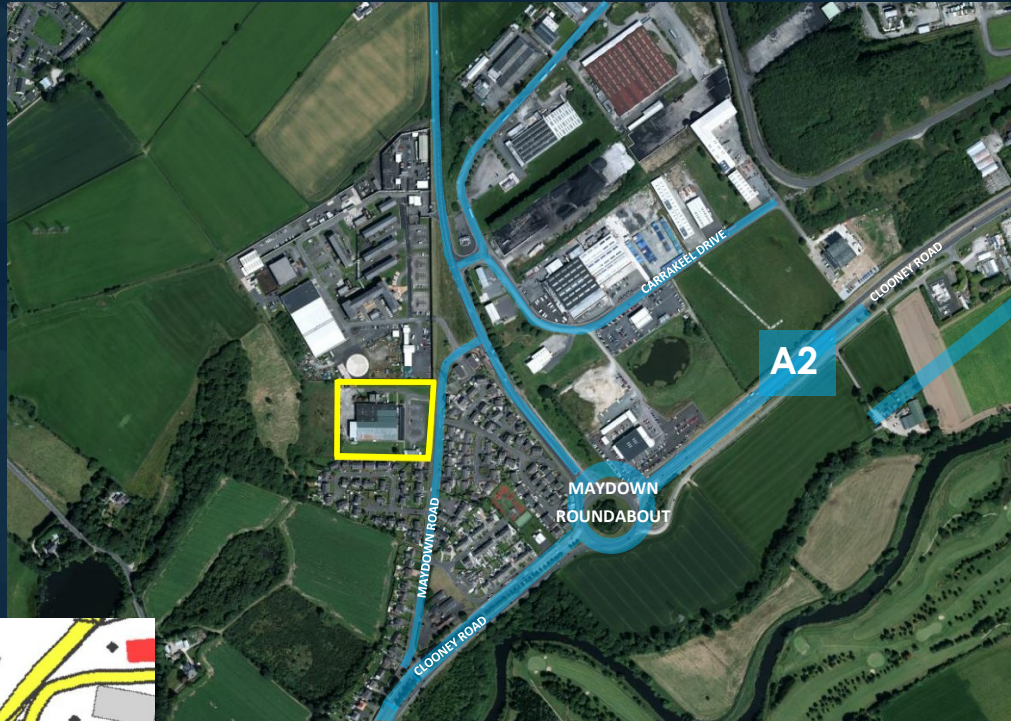
c. 36,000 sq ft Warehouse with Ancillary Offices on a generous 4.5 acre site

LOCATION

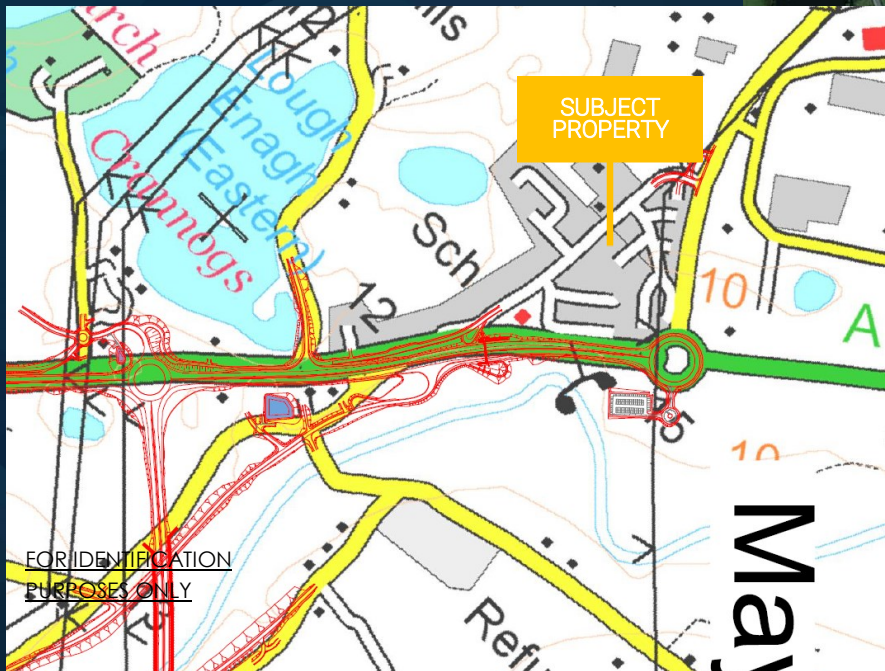
Derry/Londonderry is the second largest population centre within Northern Ireland and the fourth largest in Ireland.

The City has good road and rail links and benefits from its own deep seaport 'Foyle Port' and own airport 'City of Derry' at Eglinton.

In addition, the City benefits from prosperous cross border trade being situated c. 21 miles east of Letterkenny in the Republic of Ireland.



A6 (PHASE 2) MAP



Maydown 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 AE Global, Foyle Port, PSNI, Clearway Metal Recycling and Foyle Meats.

The property is located just off the A2 which provides ease of access to the City Centre and the north of the province respectively. Phase 2 of the A6 scheme will improve the A2 Clooney Road between Caw Roundabout and Maydown Roundabout.

City of Derry Airport is located c. 4.5 miles or a 8 minute drive from the subject unit



C. 0.5 MILES
TO A2 CLOONEY



C. 4.5 MILES
TO DERRY CITY
CENTRE



C. 1.5 MILES
TO LONDONDERRY
PORT & HARBOUR



C. 4.5 MILES
CITY OF DERRY
AIRPORT

DESCRIPTION

The property comprises c. 36,000 sq ft of warehouse accommodation with ancillary offices extending to c. 8,225 sq ft over ground and first floor.

The warehouse benefits from:

- 3 no. roller shutters and separate pedestrian access points
- Eaves height of 6.5m
- 3 phase electric
- External covered loading bay to the rear.

The total site extends to c. 4.5 acres to include 64 car parking spaces. C. 0.5 acres of the site is laid in grass and offers potential for future expansion if required.

Available from January 2025

ACCOMMODATION

DESCRIPTION	AREA (M ²)	AREA (SQ FT)
WAREHOUSE	c. 3,350	c. 36,060
GROUND FLOOR OFFICES	c. 466	c. 5,016
FIRST FLOOR OFFICES	c. 300	c. 3,210
TOTAL ACCOMMODATION	c. 4,116	c. 44,286
COVERED DELIVERY BAY	c. 260	c. 2,810

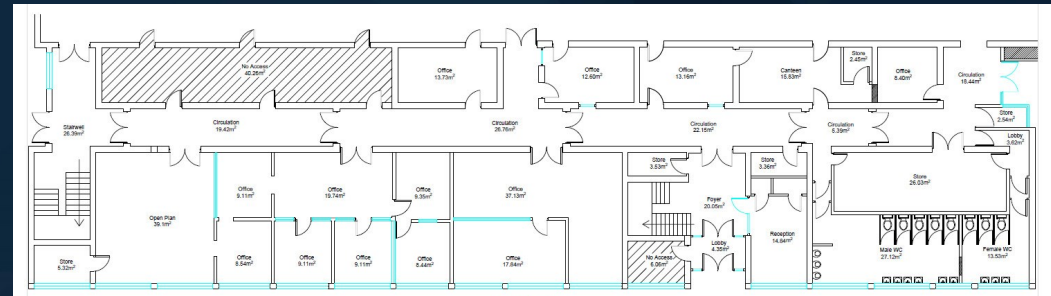
Customer Due Diligence:

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.

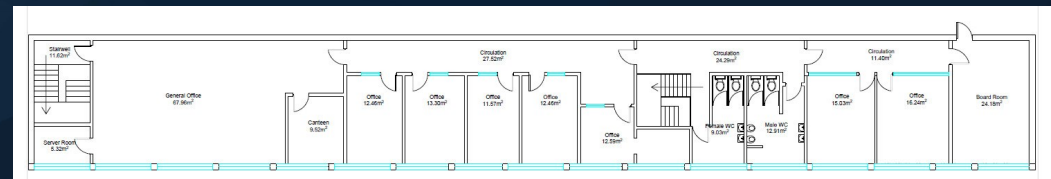
FILE REF: C4852



Warehouse



Ground Floor Offices

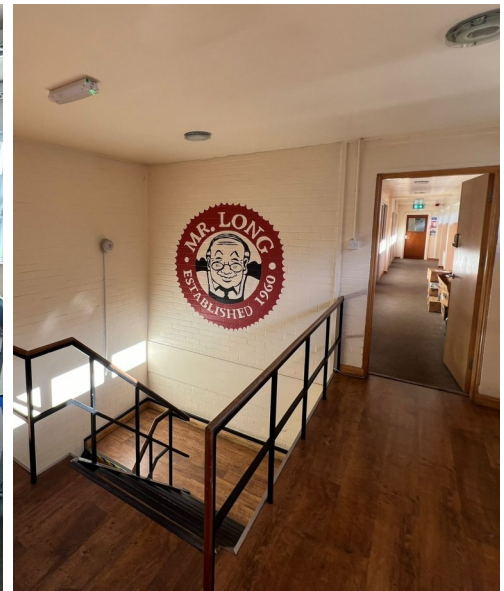


First Floor Offices



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c. 36,000 sq ft Warehouse with Ancillary Offices on a generous 4.5 acre site



LEASE DETAILS

RENT: £3.50 PSF
TERM: Negotiable
REPAIRS/INSURANCE: Full repairing and insuring lease
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

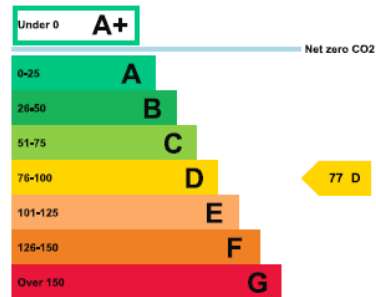
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £87,100

Estimated rates payable in accordance with LPS Website: £58,149

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

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.

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