



## To Let Ground Floor Commercial Premises and Individual Office Suites

The Ebrington Centre, Glendermott Road,  
Londonderry BT47 6BG

  
**FRAZER  
KIDD**

# To Let Ground Floor Commercial Premises and Individual Office Suites

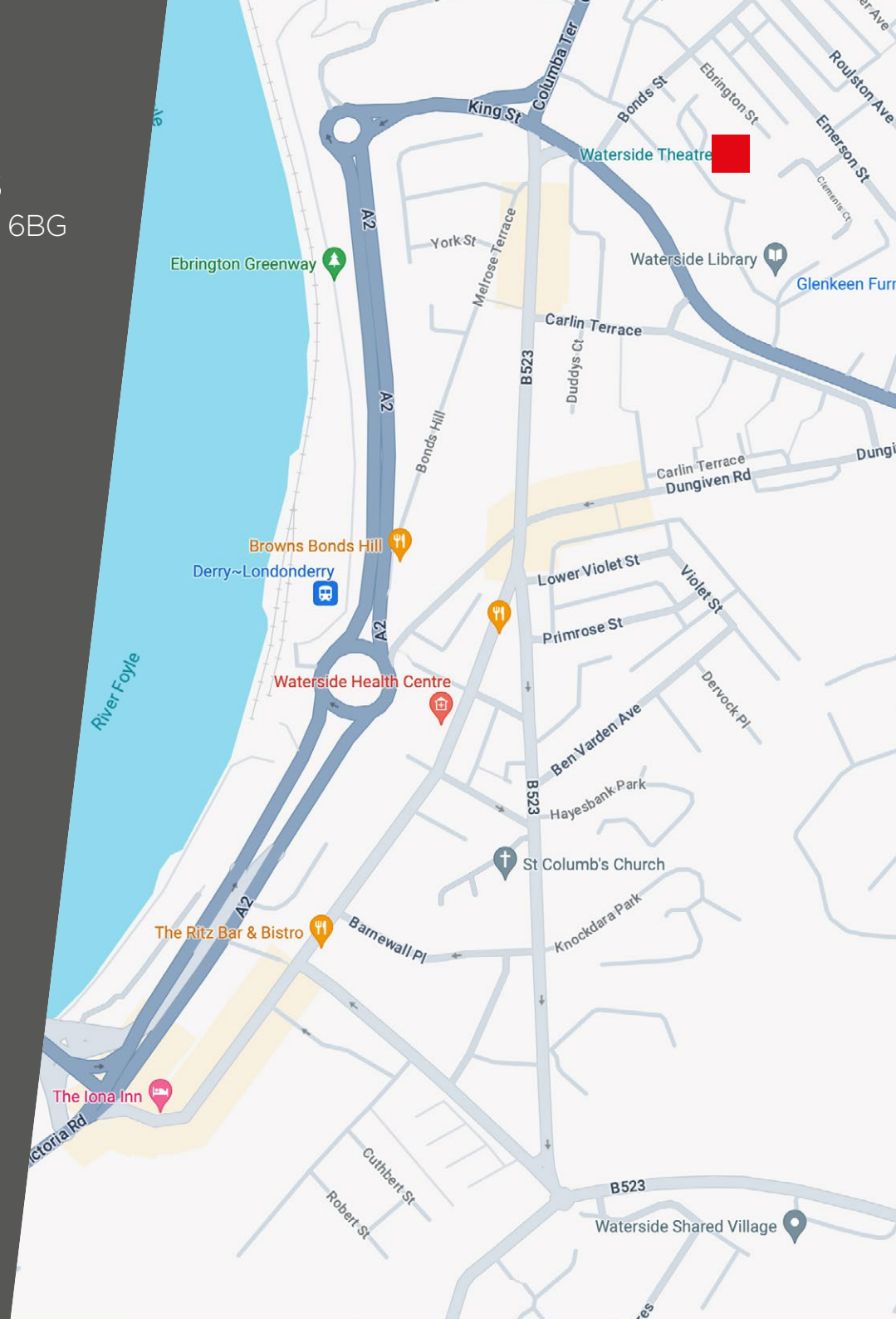
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## Summary

- Situated in the Waterside area of Derry/Londonderry fronting Glendermott Road
- Self-contained office building with c.100 car park spaces.
- Suitable for a variety of office / commercial uses subject to any statutory planning consents.

## Location

The subject property is located in the Waterside area of Derry ~ Londonderry, the second largest city in Northern Ireland with a population of approximately 84,000 persons. The area benefits from an excellent road infrastructure and public transport facilities, provided by train and bus as well as Londonderry Port and the City of Derry Airport. The subject is located fronting onto Glendermott Road, the main arterial route leading to the city centre benefiting from a high volume of passing vehicular traffic and extensive road frontage. The immediate surrounding area comprises a mix of residential dwellings and commercial occupiers to include, Waterside Theatre, The Foyle Health and Social Services Trust and Spar



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## Description

The property comprises a number of commercial suites ranging from 230 sq ft to 2,971 sq ft.

The building comprises a four-storey building of brick wall construction which was a former shirt factory. A two-storey extension of modern construction and flat roof and smooth external render finish was added in 2008. The property benefits from c. 100 car parking spaces

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Suite	Sq Ft	Sq M	Rent	Service Charge
GF	2 (Bar)	2,971	276	POA	POA
1st	10	230	21	£1,850	£800
1st	11	371	34	£3,000	£1,500
1st	12	366	34	£2,950	£1,500
1F	13	1,795	166	POA	POA
3F	16	535	49	£3,500	£3,811
3F	17	388	36	£3,200	£2,400



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## Lease

Length of lease by negotiation.

## Rent

Rent on Application.

## Repair

Tenant responsible for interior repairs.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part. For further information in relation to the service charge for each commercial suite please contact the office directly.

Please note that the service charge is inclusive of costs in relation to agents' management fees, which are calculated at 5% plus VAT of the annual rent, maintenance and cleaning of common areas, electricity, gas, water and external repairs and maintenance.

## VAT

All figures quoted are exclusive of VAT, which is not payable.

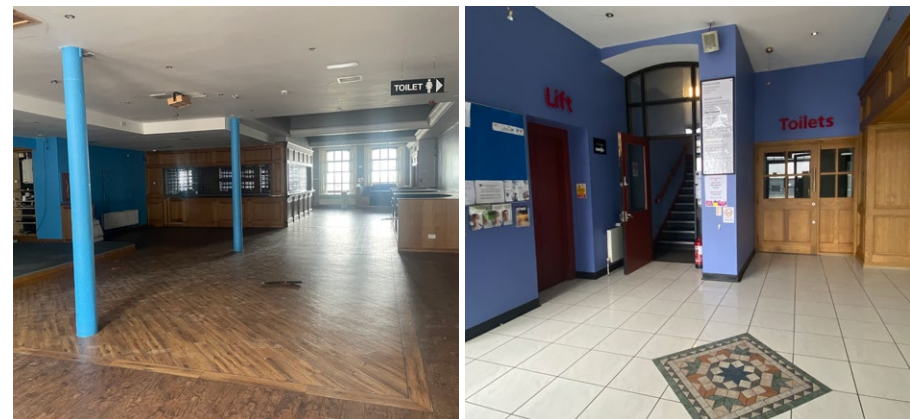
## Viewing

Strictly by appointment with the letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Beth Brady**  
07775 924283  
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
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## EPC

