



**OK
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TO LET

Unit 16A, Block B, Limavady Business Park, 89 Dowland Road, Limavady, BT49 0HR

Warehouse Unit with Offices extending to c. 3,675 sq ft

LOCATION

Limavady is a traditional former market town situated approximately 15 miles east of Derry City and 61 miles north west of Belfast, with the other nearby town being Coleraine, c. 14 miles to the north east of Limavady.

The subject property is located off the Dowland Road in Limavady Business Park c. 2.3 miles north of Limavady town centre. The subject benefits from close proximity to the A2, the main connector route between Coleraine and Derry City.

DESCRIPTION

The unit benefits from 2 no. roller doors and pedestrian door; screed floor with the current internal division providing 2 no. office areas, w.c facilities and a first floor storage space. Three phase electrical supply is connected to the premises.

The unit benefits from external loading area

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Main Area (3.9m H)	271.95	2,926
Office 1	10.44	112
Office 2	18.56	200
W.C Facilities		
First Floor	13.03	140
TOTAL ACCOMMODATION	313.98	3,378

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: C3726



LEASE DETAILS

RENT: £15,000 per annum plus VAT
TERM: Minimum 2 years
REPAIRS / INSURANCE: Full repairing and insuring lease
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

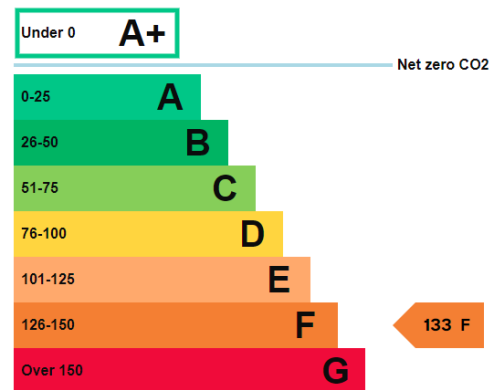
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: TBC

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

This property's energy rating is F.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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.