



# TO LET

Commercial Unit Suitable for Trade Counter / Showroom / Warehousing / Storage

## Unit 3 Orchard Business Park, Pennyburn Industrial Estate, Derry, BT48 0LU



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# LOCATION

The subject property is located in Pennyburn Industrial Estate, off the Northland Road and Buncrana Road just north of the city centre.

Northern Ireland's border with the republic of Ireland is less than 2 miles from the subject. The subject benefits from good road network connections. Buncrana Road is the main connector route between Letterkenny in Co Donegal and Derry City Centre, and as such has a high volume of daily / annual traffic in both directions at peak times, making the nearby border crossing one of the busiest in the region

Pennyburn together with neighbouring Springtown industrial estate provides a wide variety of commercial units which are predominantly in use as retail warehouses, offices, light industrial and leisure. Nearby occupiers include North West Regional College, Lidl, Screwfix, Store & Go self storage, Diamond Corrugated and Musgrave Market Place.

Other occupiers within Orchard Business Park include Team Evolve, Euro Car Parts, Raw gym, Ferry Academy of Irish Dance, PC Dry Cleaners and Satori Accounting.

# DESCRIPTION

The subject currently offers ground floor Bulk Retail accommodation, however it would be suitable for a range of uses subject to the necessary planning consents.

The unit is well finished internally with carpet floors and painted walls. Stud walls have been erected to provide open plan retail with small store, kitchen, office and WC facilities, however the unit can be easily adapted to suit tenants specific needs.

The property benefits from roller shutter access and separate pedestrian access.

Available from June 2023.

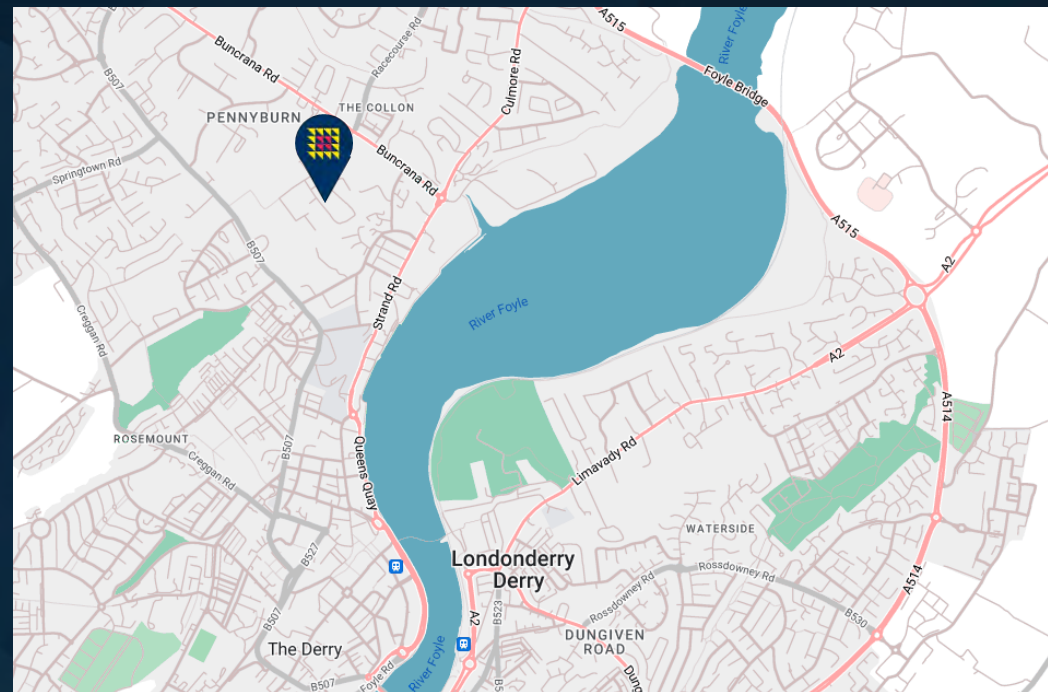
# ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
BULK RETAIL	C. 398 sqm	C. 4,280 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/uk/si/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 No: C4531



# LEASE DETAILS

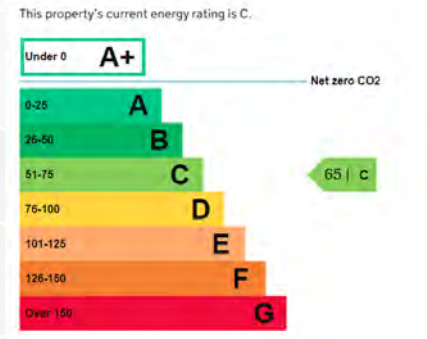
RENT: On application  
TERM: From 5 years  
REPAIRS: Tenant is responsible for internal repairs and maintenance and external repairs via service charge.  
INSURANCE: Landlord to pay, tenant to reimburse.  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

# RATES

NAV: £22,400. Estimated rates payable in accordance with LPS website: £13,421.92

**Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.**

# EPC CERTIFICATE



# CONTACT DETAILS

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