



Balliniska Road, Londonderry, BT48 0NA

To Let | 2,200 to 4,400 sq ft

Self-Contained Office Accommodation

028 9020 5900
mcconnellproperty.com



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Summary

- Rent: Rent on application
- Business rates: £5.59 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

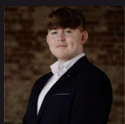
Further information

- [View details on our website](#)

Contact & Viewings

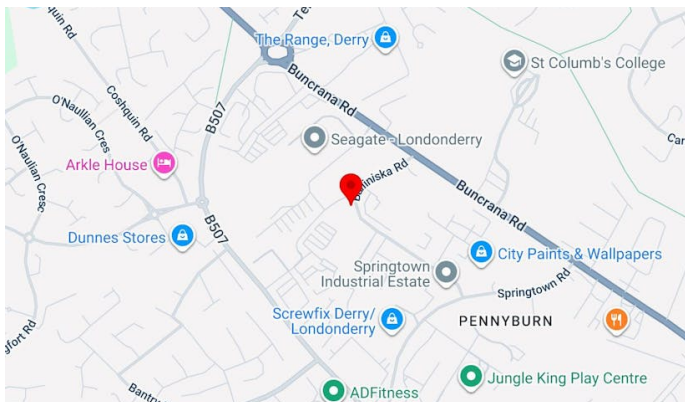


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Location

As the regional capital of the Northwest, Derry/Londonderry offers Investors a cosmopolitan and diverse business, social, cultural and leisure environment. It is the fourth largest City in Ireland and a unique cross border region providing a gateway to UK, Ireland and EU markets.

The subject property is located prominently along the Balliniska Road which is in the Springtown area of the Derry with good access to the City Centre.

Derry/Londonderry is one of the most youthful Cities in Europe with a highly skilled labour force and a readily available supply of talent from the local Universities.



Description

Both units share the well finished scheme which provides good on-site car parking provision within the secured site (c. 13 spaces per building). The landscaped areas will undoubtedly provide a pleasant working environment for staff.

Each unit is well finished externally to include glazed foyer areas, feature Kingspan roof and wood panelling giving an excellent contemporary design. Internally, the accommodation is bright and open plan with Full DDA compliance and a passenger lift in situ for first floor access. Both buildings are finished to a high standard with facilities in place and ready for immediate occupation.

Accommodation

Name	sq ft	sq m
Building - 1	2,200	204.39
Building - 2	2,200	204.39
Total	4,400	408.78

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