

TO LET

Timber Quay, Strand Road,
Londonderry



Excellent Modern Office Accommodation Approx 7,518 sq ft (698.50 sq m)

Property Highlights

- Central location close to city centre
- Fantastic views over River Foyle
- Excellent specification of offices
- Modern building

For more information, please contact:

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Location

Timber Quay office development is situated on the Strand Road overlooking the River Foyle, adjacent to Derry City Council Headquarters and only a few minutes walk from both the University of Ulster and the City Centre. The Strand Road is the main arterial route in and out of the City Centre on the city side. The subject property comprises a modern high quality Grade A office facility constructed to a high specification providing for c. 57,186 sq ft (5,314 sq m) of office accommodation over 5 floors.

Regular public transport passes the building as well as the main bus terminus only being a 5 minute walk away. On street car parking is available in the general vicinity.

Description

- Plastered and painted walls.
- Suspended ceilings.
- Recessed fluorescent strip lighting.
- Fully accessible raised access floors.
- Gas fired central heating.
- Air-conditioning (available if required).
- Fully DDA compliant.
- Excellent security.

Accommodation

Description	Sq Ft	Sq M
Part first floor	7,518	698.5
Second floor	Let to Fujitsu	
Third floor	Let to Fujitsu	
Fourth floor	Let to Fujitsu	
Fifth floor	Let to Kainos	

There are a number of car parking spaces available with this building, subject to an annual licence fee.

Lease Details

Rent	£12 per sq ft
Rent Review	5 yearly upward only
Term	Subject to agreement but on effective FRI terms
Service Charge	The tenant will reimburse the landlord with a fair proportion of the service charge.
Insurance	Tenant to reimburse the landlord with a fair proportion of the buildings insurance premium.

NAV

To be reassessed but estimated at £5.85 psf i.e. £43,921 pa.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



