

T: 028 7134 1947 www.johnvarthur.com

18 Clarendon Street, Derry-Londonderry BT48 7ET



To Let

Office Accommodation

1 Crawford Square Derry-Londonderry - BT48 7HR



This property which is located on the corner of Northland Road and Crawford Square provides spacious office accommodation within easy walking distance of the city centre and Magee University. It is just around the corner from Clarendon Street which over the years has become the main professional office area of the city.



The property has gas-fired central heating and is fitted with an alarm system.

Rent: £12,500 per annum



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Accommodation

Ground Floor:-

Porch; entrance hall; Office 1 - 4.30m x 4.97m - 21.37 sq m plus bay window; Office 2 - 4.97m x 3.53m - 17.54 sq m; Ante Room leading to kitchen - 2.20m x 2.88m - 6.34 sq m; Kitchen/Canteen - 2.69m x 7.98m - 21.46 sq m.



First Floor:-

Office 3 - 3.63m x 4.98m - 18.08 sq m; Office 4 - 5.00m x 4.31m - 21.55 sq m plus bay window; Office 5 - 1.96m x 2.74m - 5.37 sq m.

Second Floor:-

Office 6 - 3.64m x 4.96m - 18.05 sq m; Office 7 - 5.00m x 4.31m - 21.55 sq m; Office 8 - 1.93m x 2.88m - 5.56 sq m.

Rateable Value (NAV): £12,200

The commercial rate in the pound for the Derry & Strabane District for the year 1st April 2019 to 31st March 2020 is 0.650848 which equates to a rates figure of £7,940.35.

Under the Small Business Rate Relief Scheme these premises would qualify for relief of 20% subject to terms and conditions.

IMPORTANT NOTES:

These particulars have been prepared by Jeremy Arthur. If there is any point which is of particular importance to you, please contact him on telephone no. 028 7134 1947 or email jeremyarthur@johnvarthur.com, and he will be pleased to confirm the position for you, particularly if you contemplate travelling some distance to view this property.

Any services, heating system, alarm, appliances, equipment and fittings have not been tested by the agent and prospective purchasers should make their own enquiries into whether or not all of these meet their requirements and would be well advised to commission their own reports where they deem appropriate.

John V Arthur Estate Agents is a trading name of Jeremy Arthur Limited.

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