

TO LET



Modern Business and Office Suites

HYDE BUSINESS PARK, PENNYBURN INDUSTRIAL
ESTATE, DERRY BT48 0LU

- Modern office suites
- Suites available from approximately 165 sqft - 4,600 sqft
- Dedicated on-site parking
- Located in the popular Pennyburn Industrial Estate

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www.lisney.com

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Lisney

OFFICES

Location

Hyde Business Park benefits from a prominent and highly accessible location within the popular Pennyburn Estate, within close proximity to the Buncrana Road, which leads directly to Donegal and the City Centre within a 5 minute drive.

The City of Derry airport and the Ports are also no more than 20 minutes away from the scheme.

Nearby occupiers include Diamond Corrugated, ADT, Musgrave Cash & Carry, Autoglass, Capital Blinds and Brunswick Moviebowl.

Description

- Comprises a number of business units and office suites.
- Overall appearance and finish of the scheme creates an attractive business environment
- Suites have been finished to a high specification and can include carpet floor covering, wallpapered / plastered and painted walls and strip lighting.
- Kitchen and W.C. provision provided.
- Externally the property is surrounded by palisade fencing to a parking area.
- On site car parking.
- Oil fired heating in part.

Accommodation

The table below summarises the available accommodation.

Suite	Floor	Area (Sq. Ft.)	Rent including service charge and insurance
2	Ground	1,212	£165 per week
3	Ground & First Floor	2,424	£240 per week
4	Ground	688	£100 per week
6	First	650	£90 per week
7c	First Floor Serviced	165	£65 per week
7d	First Floor Serviced	165	£65 per week
8	First	964	£120 per week

Please note:

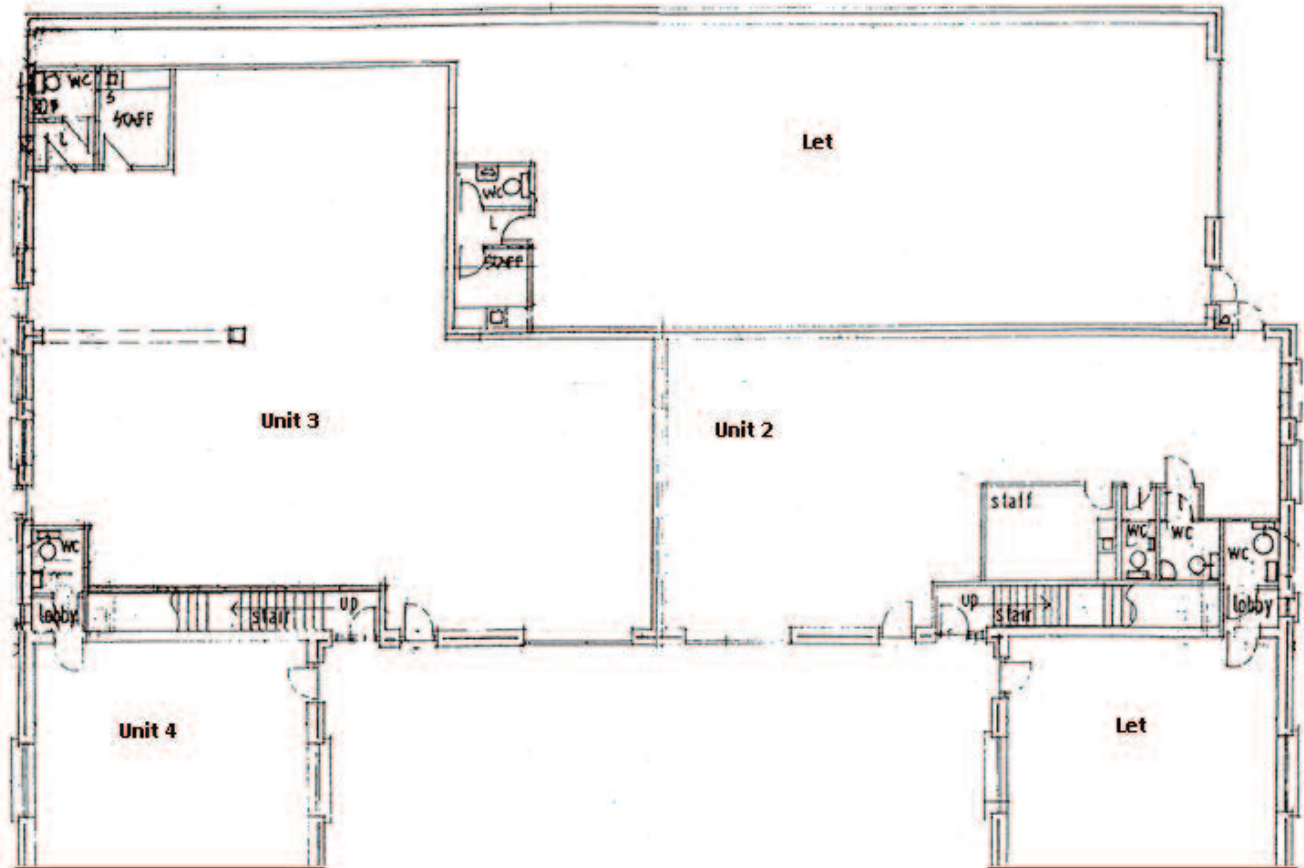
Suites 2, 3 & 8 can be combined to provide a unit up to 4,600 sq ft.

The above rent includes services charges and buildings insurance.

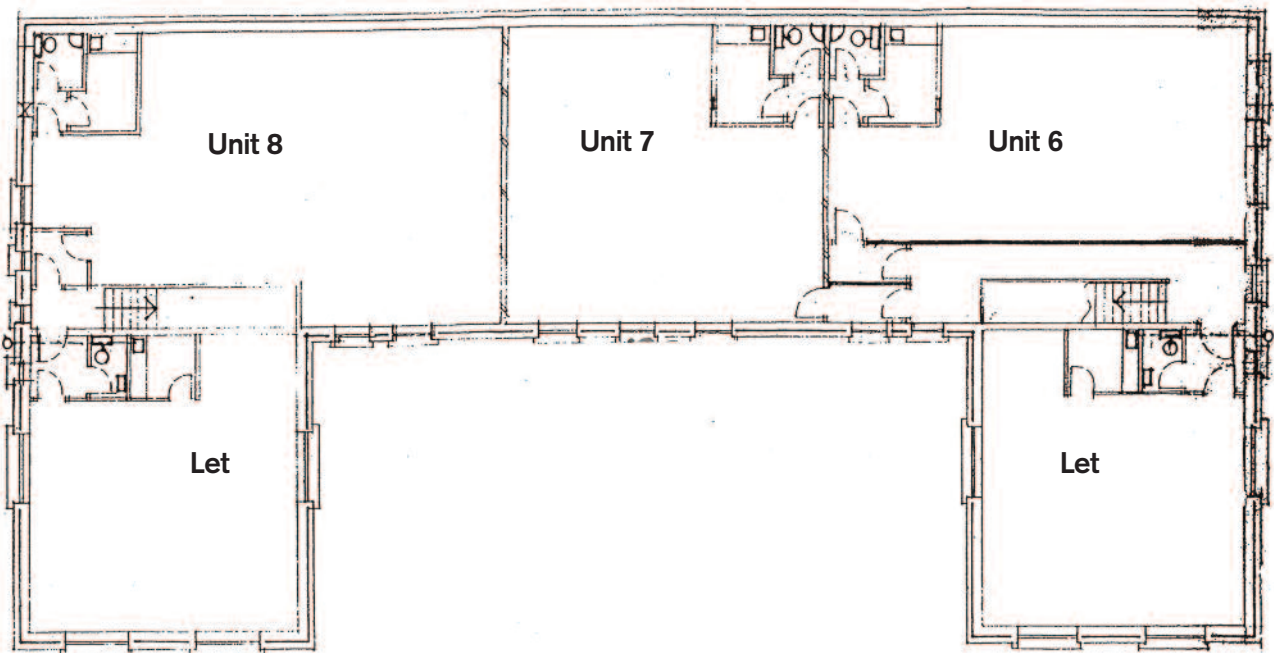
Energy Performance Certificate

The energy efficiency ratings for the suites range from C65-E106. Individual certificates can be made available on request.

Floor Plans



Ground floor



First floor

Terms

A new lease on Full Repairing and Insuring terms to incorporate Service Charges is available.

VAT

All prices and outgoings are exclusive of V.A.T., which is applicable.

Further information is available at www.Lisney.com and www.mwpm.co.uk



Contact: Andrew Gawley on 028 9050 1501 or agawley@lisney-belfast.com or Mary White on 07843 278 514 or marywhite@mwpm.co.uk