



TO LET

2ND FLOOR, ULSTER BANK BUILDING, DA VINCI COMPLEX, CULMORE ROAD, DERRY-LONDONDERRY, BT48 8JB
MODERN OFFICE SUITE WITHIN A PROMINENT OFFICE BUILDING EXTENDING TO C. 3,613 SQ. FT. WITH ON-SITE CAR PARKING.

Lisney

Features

- Excellent office suite within a city landmark building.
- Highly prominent location fronting Culmore Road, one of the city's main arterial transport routes.
- Completed throughout to a high specification and with exceptional natural lighting.
- Close proximity to multiple transport networks.
- Air conditioned.
- Ample car-parking space.
- Excellent nearby amenities.

Location

The subject property is situated in the city of Derry-Londonderry, fronting the Culmore Road, one of the principle arterial roads into the City of Derry, with an estimated 20,000 cars passing the site daily.

Derry-Londonderry is Northern Ireland's second largest city, positioned in the north west and in close proximity to the border with the rest of Ireland. Due to the City's close positioning to the border with the Republic of Ireland, it acts as the principal retail and administrative centre for the City Council area and neighbouring areas such as Strabane, Limavady and parts of Donegal.

It is approximately 71 miles north west of Belfast and 130 miles north west of Dublin.

The property's close proximity to major road networks provides strong transport links throughout the province. In addition to its strong road networks, the subject property is located 3 miles from Foyle Port, and 8 miles from City of Derry Airport.

The building benefits from excellent nearby amenities including Da Vinci's Hotel, Paul's Butchers, Subway, Belmont Pharmacy, Bank of Ireland and Ulster Bank.

Description

The subject property comprises a modern 4-storey building with a corporate presence, communal access to the upper floor suites and ample parking facilities on-site.

The suite enjoys views over the Foyle River, located a few hundred yards to the rear of the Da Vinci Building and comprises a large open plan office space, Board Room, kitchen/staff room, WCs and stores. The accommodation is air conditioned throughout.

Internally, the suite offers great window coverage to provide good natural lighting and is finished to a high standard to include suspended ceilings with recessed LED lighting, plastered and painted walls and raised access carpet flooring.

There is ample car parking facilities with 5 dedicated spaces and access to a private car park at Da Vinci's Hotel directly adjacent to the Building.

Accommodation

Approximately 3,613 Sq. Ft.

Rent

Rent on application.

Terms

Negotiable.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of exterior repairs, maintenance and management of the building and this will also include general upkeep of the complex.

Repairs/Insurance

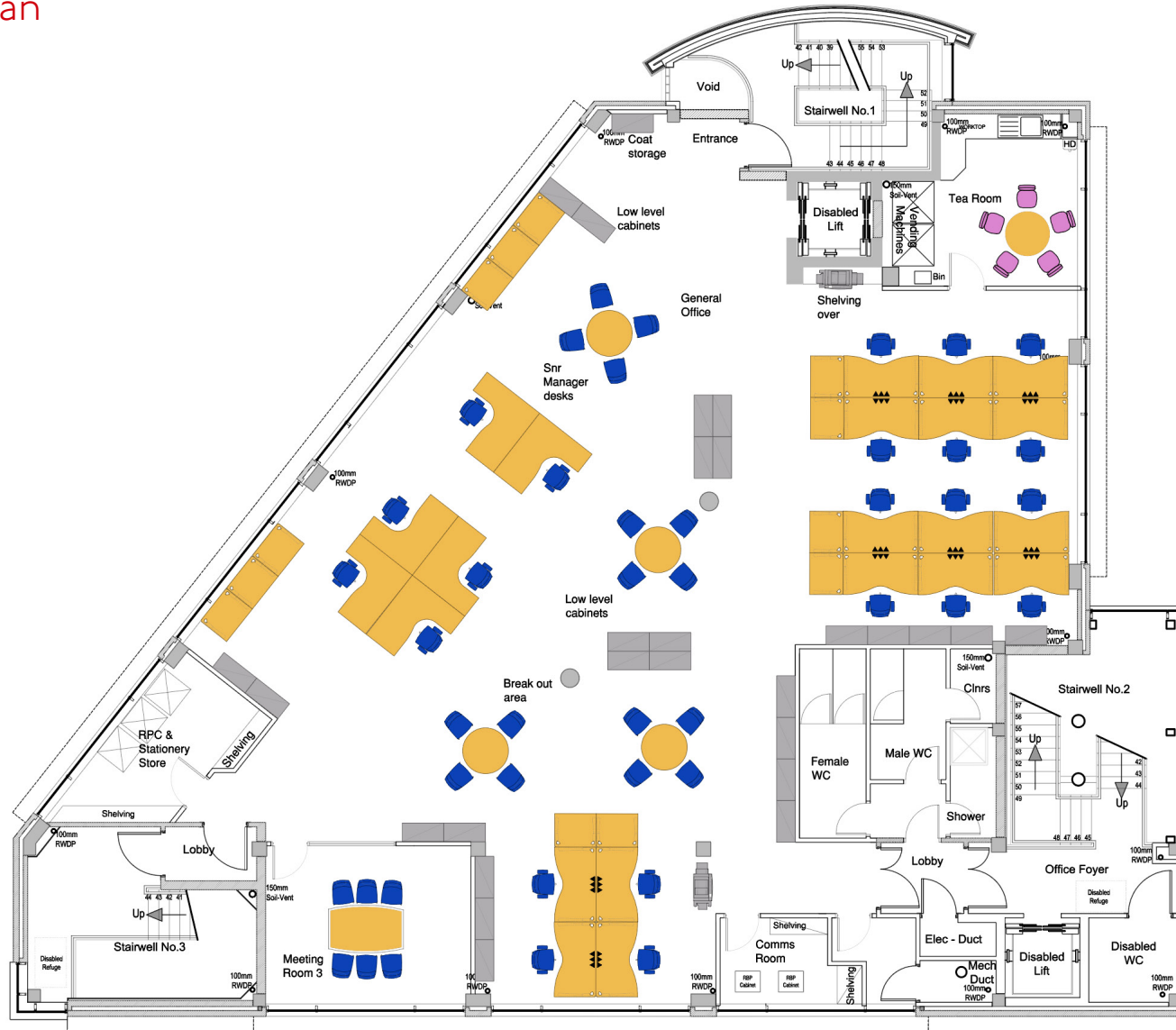
Effective FRI lease by way of service charge liability.

Buildings Insurance

The tenant is to reimburse the landlord in respect of a fair proportion of the building's insurance premium



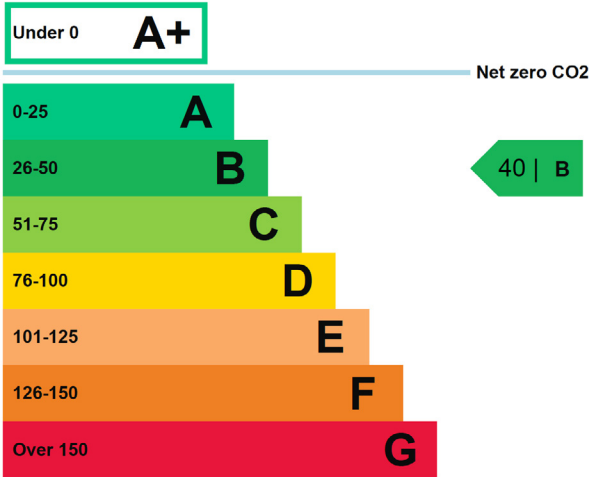
Indicative Floor Plan





EPC

The property has an Energy Efficiency rating of B40. The full Certificate can be made available upon request.



Rates Payable

We understand the following applies:

Net annual value	£38,304
Rate in the £22/23	£0.599193
Payable	£22,951.49

Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.



Contact

Strictly by appointment with the Letting agent.
For further information please contact:

Roddy Main

028 90501 569 / 07938 483 496

rmain@lisney.com

Further information is available at www.lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the lessor and the lessee as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

Further information is available at www.lisney.com

