

1 Fruit of the Loom Drive, Campsie, Derry~Londonderry, BT47 3XY

For Sale / To Let

High Profile Warehouse / Distribution Centre

Totalling approximately 429,170 sq ft on a site of 19.38 acres - Capable of Sub-Division



Lambert
Smith
Hampton

Location

The subject premises are located on a self contained site on the north eastern side of the city of Londonderry in the highly sought after area of Campsie. Londonderry is the second largest city in Northern Ireland with a population of approximately 84,000 persons. The Greater Derry Area, the area within about 20 miles of the city, has a population of 107,300. The area benefits from an excellent road infrastructure, public transport facilities provided by train and bus as well as Londonderry Port and the City of Derry Airport.

The subject site is located on the Fruit of the Loom Drive and benefits from excellent prominence onto the A2 Clooney Road. The property is located 6 miles north east of Londonderry, 11 miles west of Limavady and 26 miles south west of Coleraine. The Campsie area has benefited from significant increase of inward investment over the past decade and this strategic location has been recognised by numerous industrial/warehouse occupiers, trade counter operators and car showroom occupiers.

Description

The property is of a steel portal frame construction with a double skinned metal clad roof and a solid concrete floor. The premises is serviced by a number of load level docking bays and benefits from excellent circulation space. Internally, the building comprises of a main production and storage area with a passenger lift which adjoins the office accommodation. The offices are fully DDA compliant and are fitted out to include suspended ceilings and a generous provision of power and data points.



For Indicative Purposes Only

Schedule of Accommodation

	Size Sq Ft	Size Sq M
Production Area	295,000	27,415
Bale Warehouse	31,290	2,907
Yarn Warehouse	39,800	3,698
Ancillary Stores	53,512	4,973
Ground Floor Office	4,758	442
First Floor Office	4,810	447
Total	429,170	39,885
Site Area	19.38 acres	8.02 hectares

Lease Details

The premises is capable of sub-division in order to meet the requirements of prospective tenants. For further details please contact the agent.

Energy Performance Certificate

For further information, please contact the agent.

Title

We have been advised that the subject premises is held under a long leasehold, subject to an annual ground rent.





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Price

Offers are invited.

Stamp Duty

This will be the responsibility of the purchaser.

RATES

We have been advised by Land and Property Services of the following:-

Net Annual Value:	£556,000
Rate in £ 15/16:	£0.5964
Rates Payable, if applicable:	£331,598.40

VAT

All prices, outgoings and rentals are exclusive of VAT. Please contact the agent for further information.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

Douglas Wheeler
028 9026 9202
dwheeler@lsh.co.uk

Ian Harbinson
028 9026 9257
iharbinson@lsh.co.uk

Lambert Smith Hampton

Clarence House
4/10 May Street
Belfast
BT1 4NJ

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