

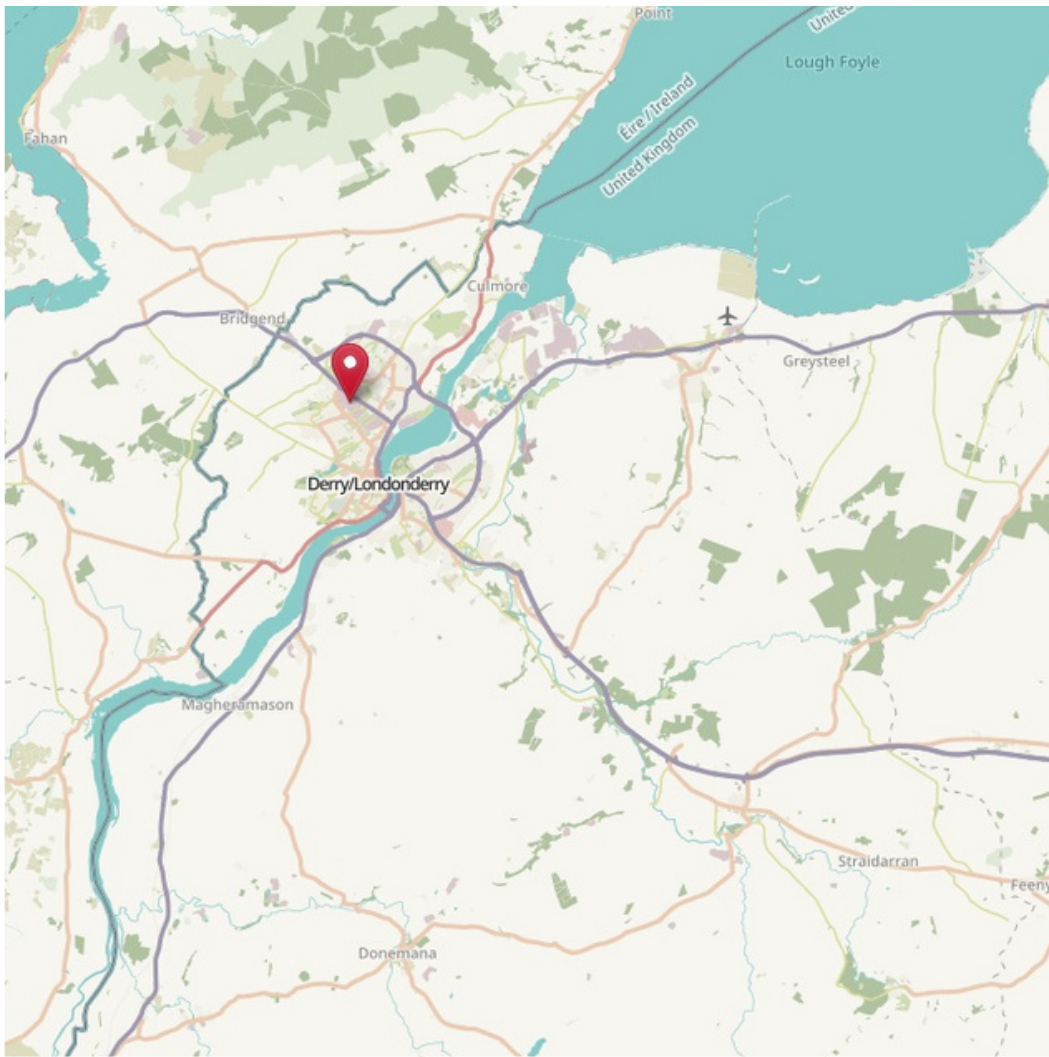
An aerial photograph of an industrial estate. A large, light-colored warehouse with a corrugated metal roof is the central feature, outlined in red. It has several loading docks and a sign that reads "SHARP SCREENING PRODUCTS". To the left of the warehouse is a large parking lot filled with cars. To the right is a smaller, yellow building and a grassy area. In the foreground, there's a brick building with a corrugated metal roof, also outlined in red. The entire site is bordered by a red line. The background shows more industrial buildings and a road.

**TO LET**

**Lambert  
Smith  
Hampton**

**Site 26, Balliniska Road, Springtown Industrial  
Estate, Derry/Londonderry, BT48 0LY**

Industrial Accommodation with Ancillary  
Offices from 2,132 sq ft to 38,049 sq ft



## LOCATION

Situated on the edge of the City Centre just off the Buncrana and Northland Roads, the property is located within Springtown Industrial Estate, one of the most popular commercial locations in Derry/Londonderry. Surrounding occupiers include AXA Ireland, Springtown Business Park, Screwfix and Spacehub Business Park. It is a highly accessible location in the context of the city. The port of Derry/Londonderry is 1.6 miles away and Belfast port is 74.3 miles away. Derry/Londonderry airport is 8.9 miles away, Belfast International Airport is 61.4 miles away and Belfast City Airport is 76 miles away.

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## DESCRIPTION

The subject property is constructed of steel portal frame construction with part concrete block walls. The warehouse has an eaves height of 4.85 metres and an apex of 8.6 metres. The warehouse benefits from three phase power supply, electric roller shutter doors and halogen spot lighting. The office accommodation is open plan with kitchen facilities with specification comprising terrazzo flooring, suspended ceilings with fluorescent strip lighting.

The property is available in its entirety or individual units can be let separately with the option of the Landlord undertaking works to split the units.

## SCHEDULE OF ACCOMMODATION

| Unit             | Sq M         | Sq Ft         |
|------------------|--------------|---------------|
| <b>Warehouse</b> |              |               |
| B1               | 1,673.6      | 18,014        |
| B2               | 641.2        | 6,902         |
| B3               | 479.4        | 5,160         |
| Store            | 214.7        | 2,311         |
| B4               | 198.1        | 2,132         |
| Bus Depot        | 18.5         | 199           |
| Office           | 309.5        | 3,331         |
| <b>Total</b>     | <b>3,535</b> | <b>38,049</b> |

## LEASE DETAILS

**Rent:** On Application

**Term:** By Negotiation

**Repairs:** Full Repairing and Insuring terms

**Insurance:** The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises

**Service Charge:** A service charge may be levied to cover the cost of services, such as security and estate management of common areas.

## RATEABLE VALUE

We understand the rateable value for the property by Land & Property Serviced is as follows:-

**Total Net Annual Value** - £69,300

**Rate for Derry City and Strabane in 2025/26** - £0.694893

**Estimated Rates Payable** - £48,156.08

## ENERGY PERFORMANCE CERTIFICATE

The property benefits from the following EPC ratings:

**Unit 1** - D90

**Unit 2** - D78

**Unit 3** - D77

**Unit 4** - D90

Energy Performance Certificates are available upon request.

## VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

## ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## For Further Information

### CONTACT

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