

**TO LET**

**2ND FLOOR, ULSTER BANK BUILDING, DA VINCI COMPLEX,  
CULMORE ROAD, DERRY~LONDONDERRY, BT48 8JB**  
MODERN OFFICE SUITE - SPACE FROM 2,000 SQFT TO 3,613 SQFT. WITH ON-SITE CAR PARKING.



Commercial Real Estate  
From every angle



OUTLINE FOR INDICATIVE PURPOSES ONLY



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## FEATURES

Excellent office suite within a landmark building

Highly prominent location fronting Culmore Road, one of the city's arterial routes

Fitted to a high specification with exceptional natural lighting

Air conditioned

On site parking with 5 allocated spaces

Accommodation from 2,000 sqft up to 3,613 sqft.

### LOCATION

The subject property is situated in Derry~Londonderry, the second largest city in Northern Ireland with a population of circa 111,000. It is approximately 71 miles north west of Belfast and 130 miles north west of Dublin.

Due to the location of Derry – Londonderry in the north west and the close proximity to the border with the Republic of Ireland, the City acts as the principal retail and administrative centre for the City Council area and neighbouring areas such as Strabane, Limavady and parts of Donegal.

The Ulster Bank Building fronts the Culmore Road, one of the principle arterial routes into the City, with an estimated 20,000 cars passing the site daily.

The property benefits from strong road links throughout the province, along with being just 3 miles from Foyle Port and 8 miles from City of Derry Airport.

### DESCRIPTION

The subject suite is located on the 2nd floor of the Ulster Bank Building, a prominent and modern 4-storey retail and office property on the Culmore Road.

The building is extremely prominent and has a corporate, headquarter presence. The suite is accessed from the front of the building, through a modern common atrium with lift access. Internally, the suite comprises open plan work space with a large board room, kitchen/staff room, WC's and stores.

It is finished to a high standard to include air conditioning, suspended ceilings with recessed LED lighting, plastered and painted walls and raised access carpeted floors. With windows on all aspects, the space provides excellent natural lighting and views across the city.

The building benefits from on site car parking facilities and access to a private car park at Da Vinci's Hotel which is adjacent to the Building.

5 dedicated parking spaces are offered with the suite.



## INDICATIVE FLOOR PLAN

### ACCOMMODATION

Approximately from 2,000 sqft to 3,613 sqft.

### RENT

c. £12.50 psf per annum.

### TERMS

Negotiable.

### SERVICE CHARGE

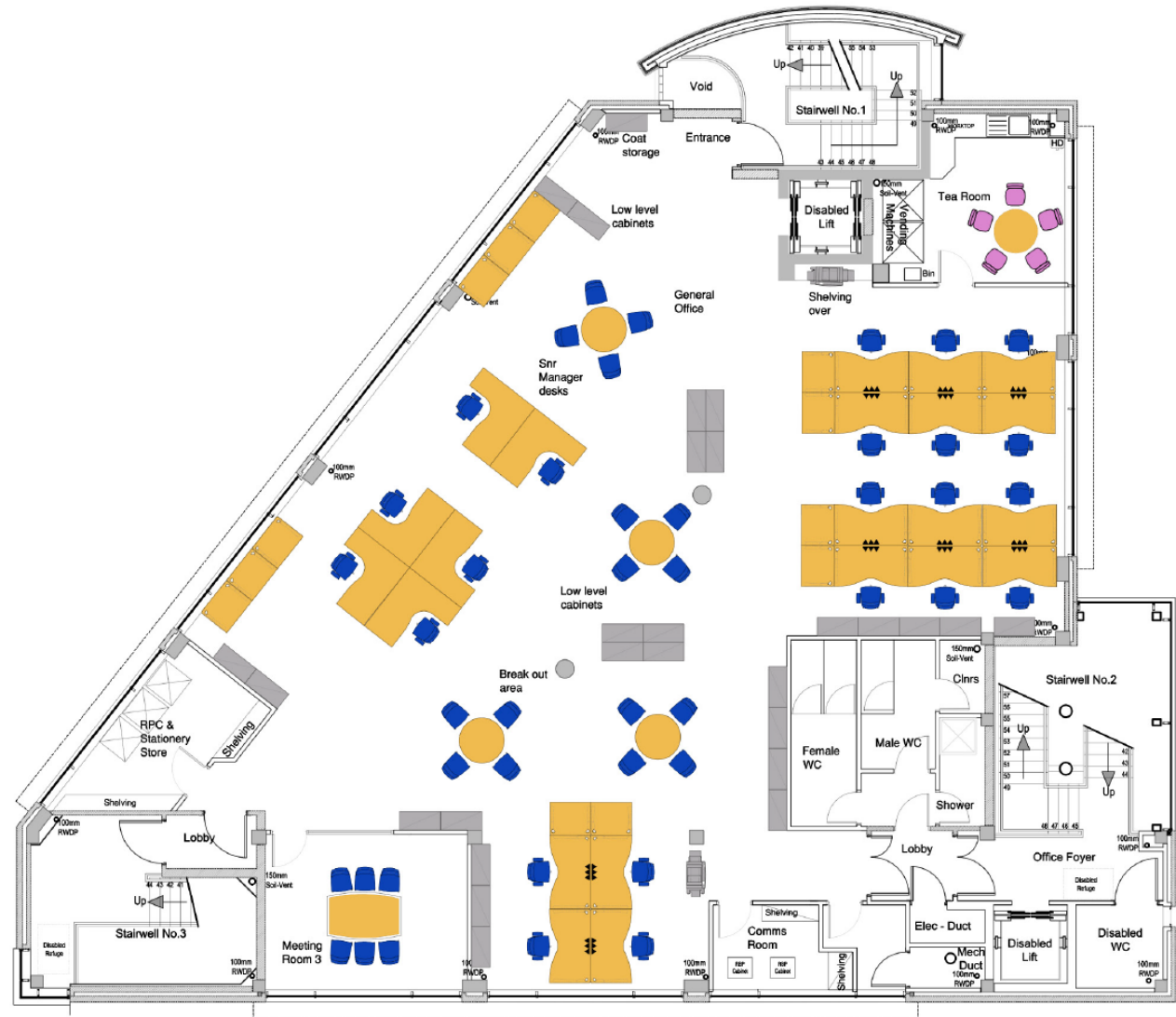
A service charge will be levied to cover an appropriate proportion of the cost of exterior repairs, maintenance and management of the building and this will also include general upkeep of the complex.

### REPAIRS/INSURANCE

Effective FRI lease by way of service charge liability.

### BUILDINGS INSURANCE

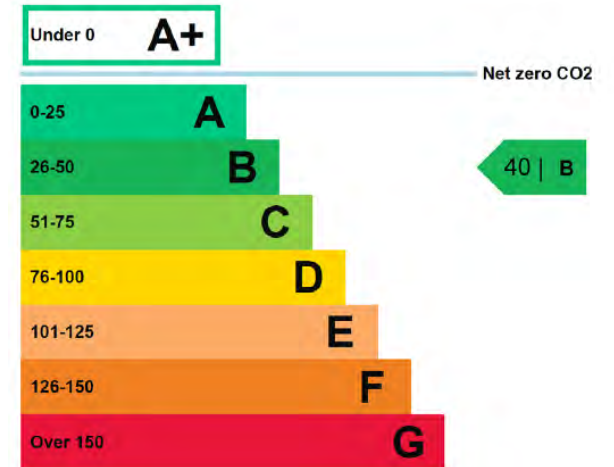
The tenant is to reimburse the landlord in respect of a fair proportion of the building's insurance premium.





### EPC

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



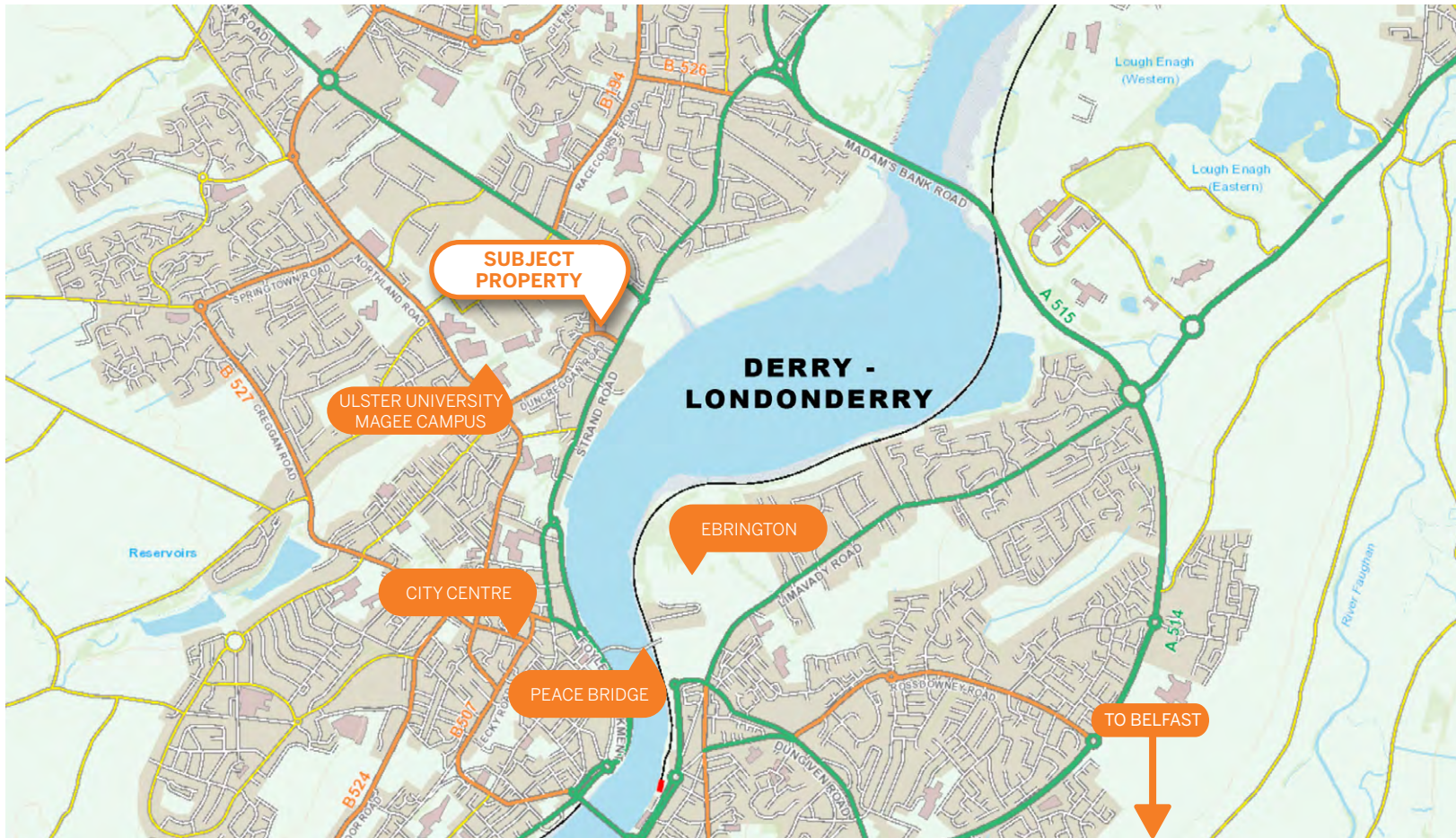
### RATES PAYABLE

We understand the following applies:

Net annual value	£36,700
Rate in the £22/23	£0.694893
Payable	£25,502.57

### VALUE ADDED TAX

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



## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser 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/uksi/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 Ambit CRE. 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.



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### For further information:

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Viewing strictly by appointment with the sole letting agent Ambit CRE

### AMBIT CRE

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