



EPC
The property has an energy performance rating of C68.



Colliers International
13 Waring Street,
Belfast, BT1 2DW
Telephone 028 9024 1500



Savills (NI) Limited
1st Floor Lesley Studios,
32-36 May Street, Belfast, BT1 4NZ
Telephone 028 9026 7820

Savills (NI) Limited & Colliers International for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Savills (NI) Limited & Colliers International or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Savills (NI) Limited & Colliers International cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Savills (NI) Limited & Colliers International has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Savills (NI) Limited & Colliers International will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. March 2013.

Prime, Well Secured, Industrial Investment

Units 1 & 2, Skeoge Gateway Business Park Londonderry

- Derry is Northern Ireland's second biggest city and is the UK City of Culture for 2013
- Located in a prime position within Derry's newest business estate, strategically located on the Derry – Donegal link road
- Long Leasehold
- Comprising 4,650 sq.ft.
- Let to DFS Furniture Company Ltd for a term of 15 years from 16 July 2012
- Over 14 years unexpired FR&I lease
- 5 yearly upward only rent reviews
- Passing rent of £18,600 per annum reflecting £4 per sq ft
- Offers invited for the leasehold interest at £220,000 which reflects a net initial yield of 8.22% after purchaser's costs of 2.8%.

Further Information

Jonathan Millar
E jonathan.millar@colliers.com
T + 44 (0) 28 9051 1008
M + 44 (0) 78 0252 0009

Mark Riddell
E mark.riddell@savills.ie
T + 44 (0) 28 9026 7827
M + 44 (0) 78 7055 5746





Skeoge Gateway Park is located just off the Ferndale Road within a light industrial / commercial business district, adjacent to the Enterprise North West Business Advice Centre.

The units are situated in Skeoge Industrial Estate, which is in a prominent location in one of Derry's busiest commercial areas, with excellent communications to regional markets.

Skeoge Industrial Estate is positioned at the end of Madams Bank Road, on the Skeoge Link Road, approximately 5 minutes drive from the centre of Derry and 2 minutes from the Culmore roundabout, providing immediate access to the provincial motorway network.

Description

The subject unit comprises a regular shaped warehouse capable of sub-division, with associated yard. The remainder of the site comprises an additional 3 industrial occupiers including, Murdock Building Supplies, City of Belfast Warehousing and Maurice Flynn and Sons Ltd.

The unit is finished to a high specification to include: a steel portal frame construction with a block and a profile aluminium clad external envelope with 2no. full height electric roller shutters. Internally the property has a smooth screed concrete floor and benefits from kitchen and WC facilities. Externally there is substantial concrete shared circulation space with car parking facilities.

Accommodation

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition). The areas are as follows.

Unit 1	216 m	2,325 sq ft
Unit 2	216 m	2,325 sq ft
Total	432 m	4,650 sq ft

Title

We understand the title is freehold and is comprised within Folio No LY24229L.

Tenancy

The property is let to DFS Furniture Company Ltd on a 15 year term from 16th July 2012 producing a passing rent of £18,600 per annum exclusive with lease expiry on 15th July 2027. The tenant has the option to determine the lease on the anniversary of the 5th year.

Dun & Bradstreet give DFS Furniture Company Ltd a 5A2 rating representing a lower than average risk of business failure.

Proposal

We are instructed to seek offers in excess of £220,000 (Two Hundred Twenty Thousand Pounds), subject to contract and exclusive of VAT.

A purchase at this level reflects a net initial yield of 8.22% allowing for purchasers costs of 2.8%.

VAT

We understand that the property is elected for VAT. All prices quoted are exclusive and will therefore be liable. It is anticipated a sale will be dealt with by way of a Transfer of a Going Concern (TOGC).

Solicitors

Mills Selig,
21 Arthur Street, Belfast BT1 4GA
T: +44 (0) 28 9024 3878.

Further Information

For further information please contact:

Mark Riddell
E mark.riddell@savills.ie
T + 44 (0) 28 9026 7827
M + 44 (0) 78 7055 5746

Hayden Kearney
E hayden.kearney@savills.ie
T + 44 (0) 28 9026 8004
M + 44 (0) 78 0769 0639

Jonathan Millar
E jonathan.millar@colliers.com
T + 44 (0) 28 9051 1008
M + 44 (0) 78 0252 0009

Stephen McGeown
E stephen.mcgeown@colliers.com
T + 44 (0) 28 9051 1007
M + 44 (0) 77 1415 1712

Prime, Well Secured, Industrial Investment
Units 1 & 2, Skeoge Gateway Business Park
Londonderry

