



Commercial Unit Gortnessy Meadows Derry / Londonderry, BT47 3HQ



Homepage Estate Agents are pleased to offer this modern ground floor commercial unit for lease, occupying a prominent position within an established and growing residential development.

Extending to approximately 118 sq m (1,270 sq ft), the premises provides a spacious open plan commercial floor area with excellent frontage and strong natural light.

Internally the property benefits from ample storage facilities together with ancillary kitchen space and W.C., providing practical back-of-house accommodation suitable for day-to-day operations.

Externally the unit enjoys generous on site customer parking including disabled bays, along with excellent accessibility within a well populated residential catchment area.

The property is suitable for a variety of commercial uses including retail, office, takeaway or professional services.

Guide Rent £13,200 per annum.

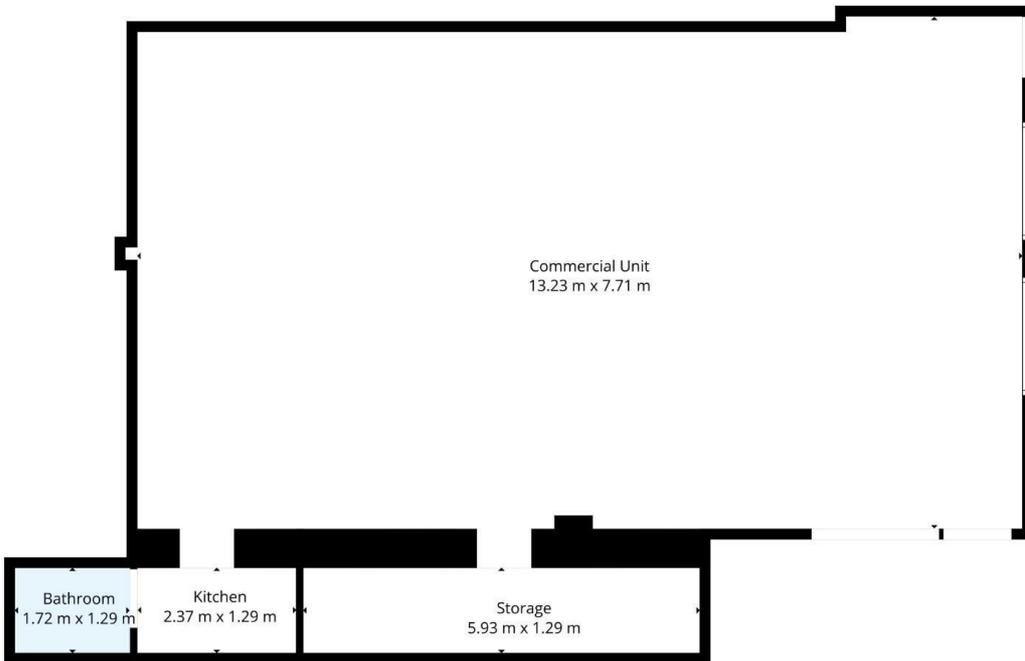
£13,200 Per annum

Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

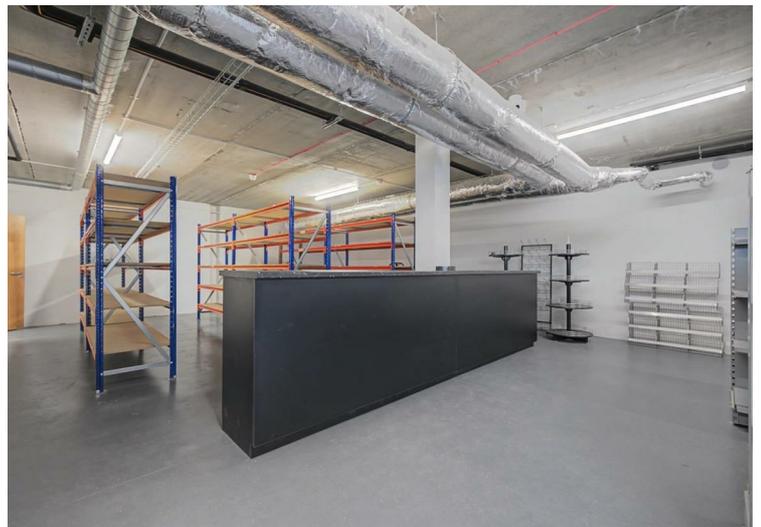
if you wish to arrange a viewing appointment for this property or require further information.

- SPACIOUS OPEN PLAN COMMERCIAL UNIT
- APPROX. 118 SQ M (1,270 SQ FT)
- SUITABLE FOR A VARIETY OF COMMERCIAL USES
- PROMINENT POSITION WITHIN A POPULAR RESIDENTIAL AREA
- ANCILLARY KITCHEN FACILITIES AND W.C.
- AMPLE STORAGE SPACE
- GENEROUS ON SITE CUSTOMER PARKING



TOTAL: 118 m2
1st floor: 118 m2
EXCLUDED AREAS: WALLS: 7 m2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		EU Directive 2002/91/EC



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