



## 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 £12,000 per annum.

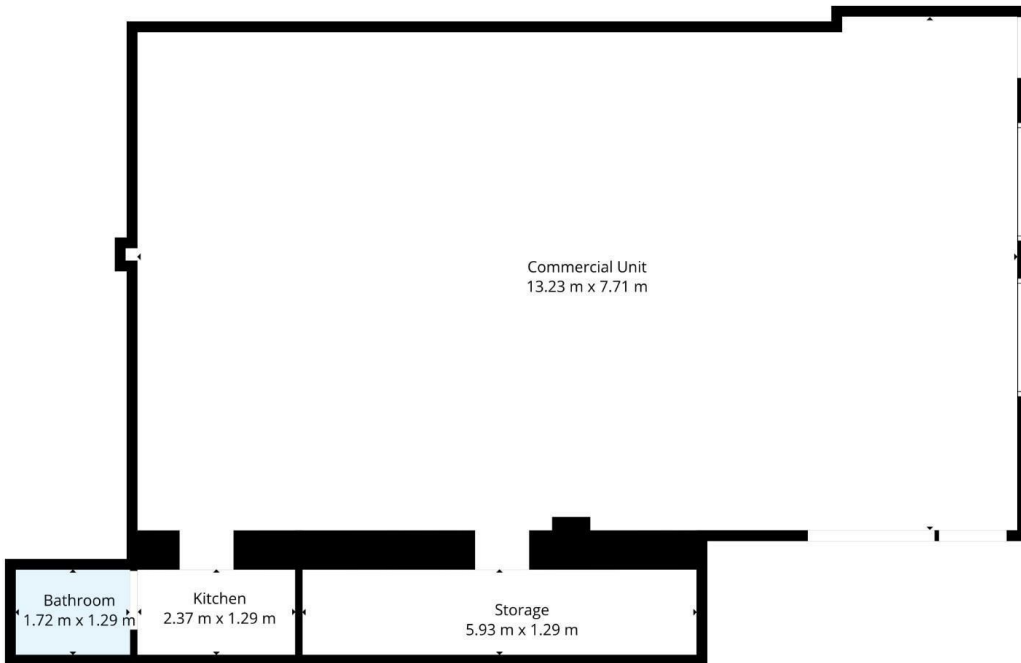
### £12,000 Per annum

#### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

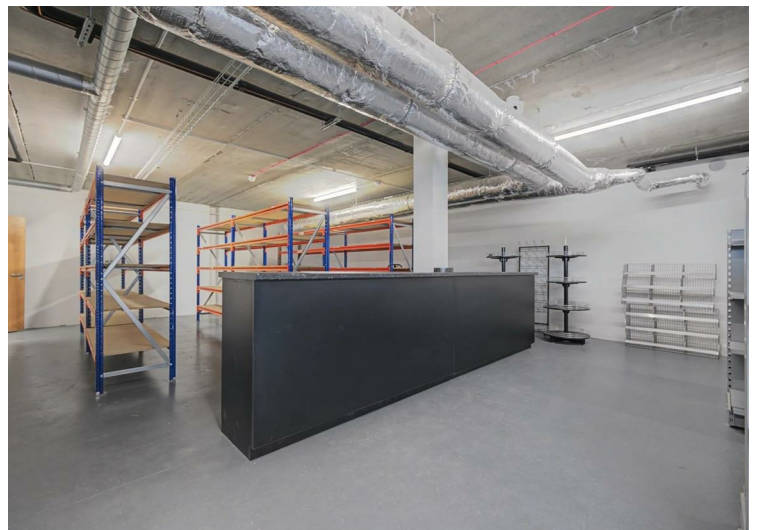
if you wish to arrange a viewing appointment for this property or require further information.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.