



LOTUS
PROPERTY

CRESCENT LINK RETAIL PARK
CRESCENT LINK, DERRY/LONDONDERRY

Derry/Londonderry has been one of Ireland's fastest growing cities for over 25 years.

Derry/Londonderry is designated the regional city for the north west and is the second largest city in Northern Ireland with a district population of 149,000.

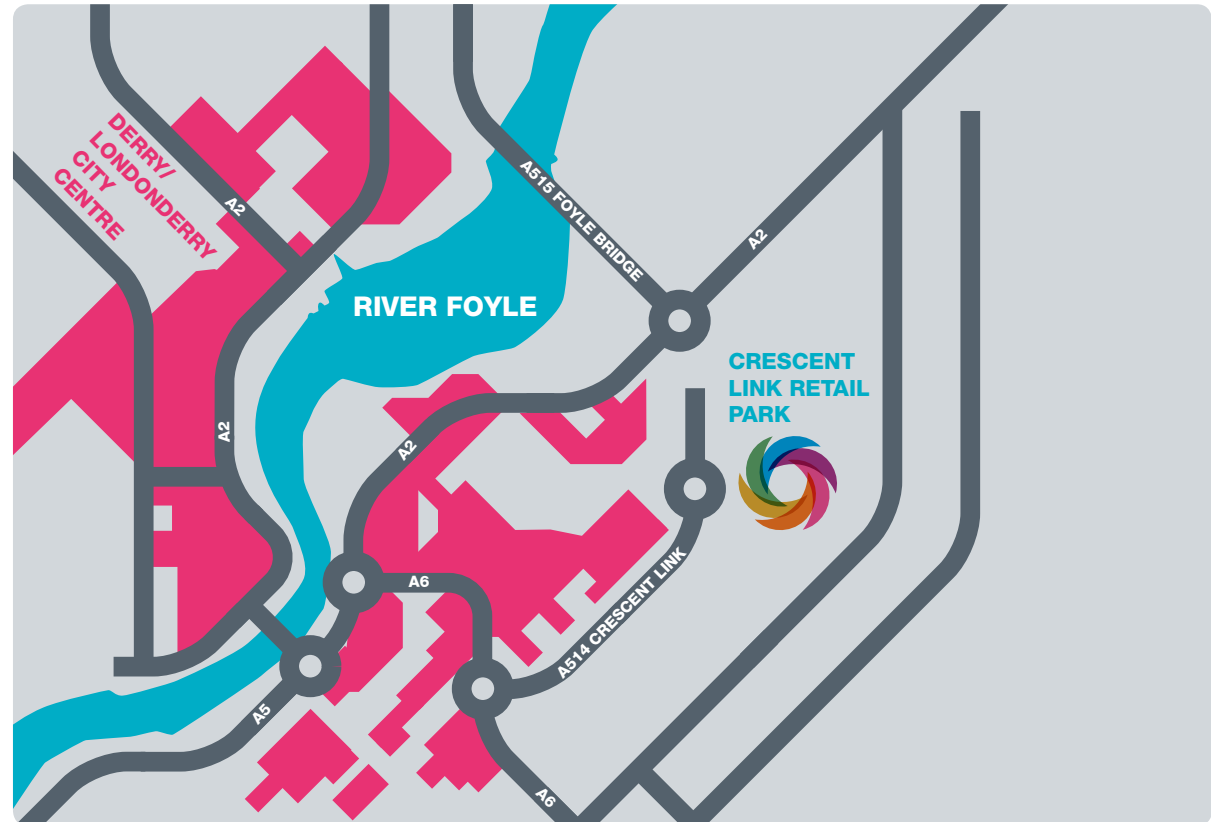
Situated close to the border with the Republic of Ireland, the city benefits from excellent road communications, with access from Belfast via the M2 and M22 motorways.

The A2 runs to the north east linking with Limavady and Coleraine via the A37. The A5 links with Strabane, Omagh and on to Dublin, whilst the N13 connects to Letterkenny and Donegal.

The city has a large student population, with over 30,000 students in further and higher education. Ulster University (Magee Campus) and Northwest Regional College provide a robust talent base and recruitment pool for businesses located in the city.

Location

Crescent Link Retail Park is positioned approximately 3km (1.8m) to the east of the city centre, across the River Foyle on the south eastern side of the A514 Crescent Link Road. Crescent Link is the dominant retail park in the catchment, providing a significant critical mass of retail warehousing with 24,620 sq m (265,000 sq ft).



70
Miles North
West of
Belfast



140
Miles North
West of
Dublin



90
Minutes from
Belfast

210
Minutes from
Dublin



120
Minutes Bus
Ride from
Belfast



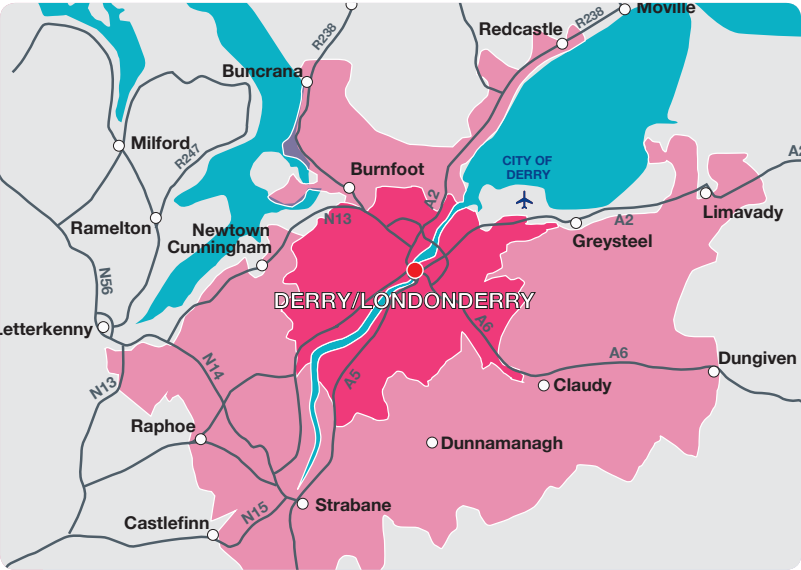
140
Minutes Train
Ride from
Belfast



95
Minutes from
Belfast City Airport

90
Minutes from
Belfast International

Catchment



- 150k** Resident population within 30 mins (83k within 15 mins)
- £544m** Non-Grocery spend within 30 mins (£314m within 15 mins)
- 22%** Of households are AB - 27% above NI average
- £197** Annual Furniture spend per head within 15 mins – 1% above NI average
- 33%** Of households within 30 minutes are family lifestyle - 6% above NI average

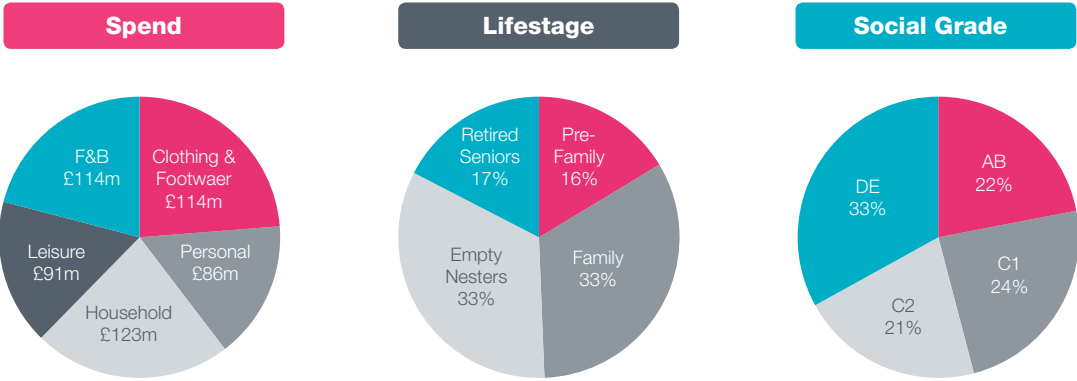
Key Demographics

	15 Mins	30 Mins
Resident Population	83,092	149,512
Resident Households	35,506	61,200
Family/Pre Family Households	14,263	25,392
Total Non-Grocery Market Size	£314m	£544m

*Source: Survey data provided by FSP Business Consultants.

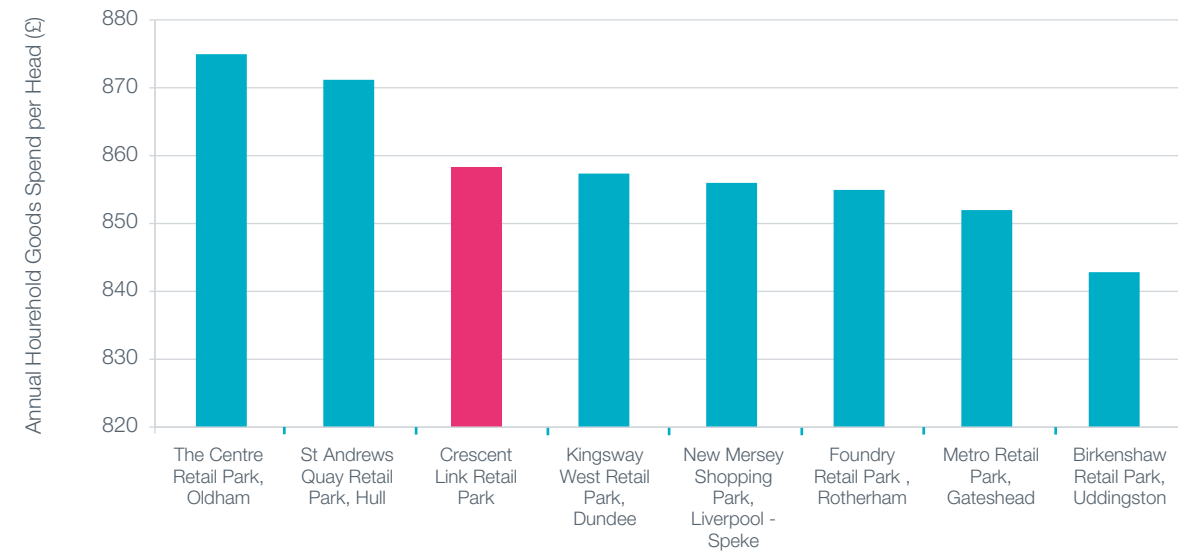
Spending Data

There is £544m of Non-Grocery spend in the catchment. Furniture spend per person is 1% above national average.



Benchmarking

Identified below are parks with a similar resident spend potential to Crescent Link Retail Park.



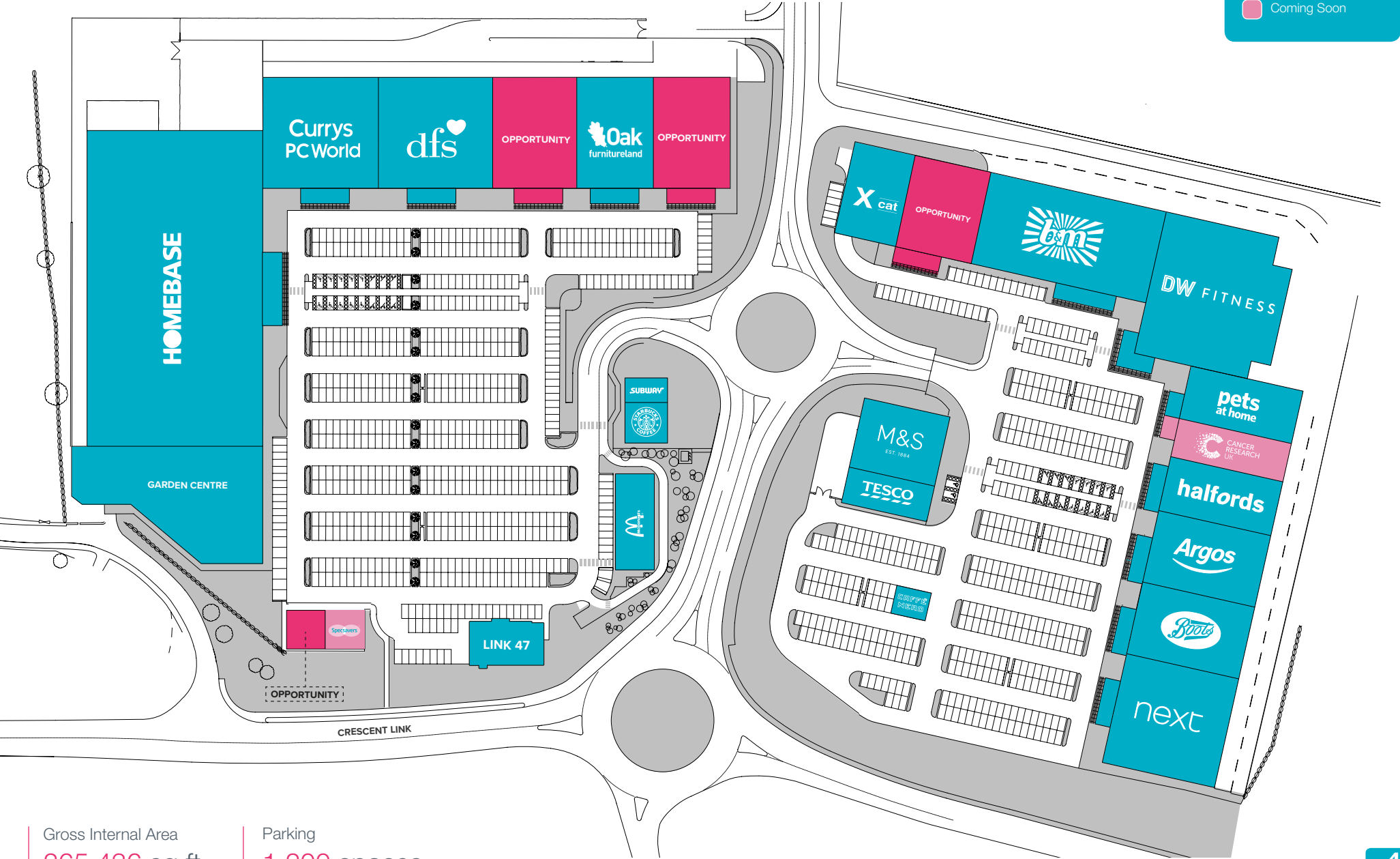
Trader Plan

Crescent Retail Park, Crescent Link, Derry/Londonderry, BT47 6SA

Retail Occupiers

Opportunity

Coming Soon



Gross Internal Area
265,436 sq ft

Parking
1,200 spaces

From The Air

Crescent Retail Park, Crescent Link, Derry/Londonderry, BT47 6SA

5

Unit 1	68,000 sq ft	Homebase	Unit 7a	1,800 sq ft	Subway	Unit 12b	4,653 sq ft	Cancer Research	Unit 17b	3,571 sq ft	Tesco
Unit 2	15,166 sq ft	Currys PC World	Unit 7b	1,800 sq ft	Starbucks	Unit 13	7,500 sq ft	Halfords	Unit 19	7,458 sq ft	X Cat
Unit 3	15,000 sq ft	DFS	Unit 8	3,176 sq ft	McDonalds	Unit 14	10,000 sq ft	Argos	Unit 19a	7,500 sq ft	Vacant
Unit 4	11,043 sq ft	Vacant	Unit 9 & 10	20,000 sq ft	B&M Bargains	Unit 15	10,000 sq ft	Boots	Unit 20	1,422 sq ft	Specsavers
Unit 5	9,999 sq ft	Oak Furniture Land	Unit 11	22,000 sq ft	DW Sports	Unit 16	15,000 sq ft	Next	Unit 20a	1,600 sq ft	Vacant
Unit 6	10,075 sq ft	Vacant	Unit 12a	7,421 sq ft	Pets at Home	Unit 17a	7,613 sq ft	M&S	Unit 21	3,639 sq ft	Link 47
									Unit 22	1,800 sq ft	Caffe Nero



Facilities



Free
Public WIFI



Free
Parking



ATMs



Electric Car
Charging



Full Site
CCTV



Night
Security



EPC Certificates

EPC certificates are available on request from Lisney or Savills.



Commercial Agents



Lisney | 02890 501 501
www.lisney.com

Nicky Finnieston
nfinnieston@lisney.com
07771 988 007

Andrew Knox
aknox@lisney.com
07710 704 145



Savills | 02890 267 820
www.savills.ie

Paul Wilson
paul.wilson@savills.ie
07775 587 235

Jonathan Brown
jonathan.brown@savills.ie
07930 336 192

| Lotus Property

Lotus Property; owners & asset managers of Crescent Link Retail Park, has a wealth of real estate investment and asset management expertise.

With insight across all areas of the investment lifecycle, from asset portfolio management through to refurbishment, leasing and property management, Lotus Property is committed to the continuing investment and growth of Crescent Link Retail Park.

LOTUS
PROPERTY

LOTUS

PROPERTY

Disclaimer

The Directors of Lisney, Savills and Lotus Property, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending 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 correctness of each of them; (iii) no person in the employment of the Directors of Lisney, Savills or Lotus Property has any authority to make or give any representation or warranty whatever in relation to the property.

