

From: [O'Hagan, Stella](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Queens Quay Business Case
Date: 08 October 2024 10:01:07
Attachments: [image001.jpg](#)
[image002.png](#)
[threat_extracted_Dulux Renewal Lease](#) Section 41
[threat_extracted_Dulux Original](#) Section 41
[Queens Quay Plan.pdf](#)
[FINAL HOT"s - Strand Road Derry - 01.07.24 MRP.doc](#)

All redactions are under Section 40(2) of the Freedom of Information Act, unless otherwise stated.

Hi [REDACTED],

Could you register in [REDACTED] absence please?

The report needs completed this afternoon and I will need to insert a case ref.

Thanks

Stella

From: O'Hagan, Stella

Sent: Friday, October 4, 2024 4:30 PM

To: [REDACTED]@finance-ni.gov.uk>

Subject: FW: Queens Quay Business Case

Hi O [REDACTED],

Please open a case and allocate to me with DV approval. I don't see any previous.

Est of Val/Non Dom Cap.

Thanks

Stella

From: [REDACTED]@economy-ni.gov.uk>

Sent: Friday, October 4, 2024 4:15 PM

To: O'Hagan, Stella [REDACTED]@finance-ni.gov.uk>

Cc: Henry, Michele [REDACTED]@finance-ni.gov.uk>; [REDACTED]

[REDACTED]@economy-ni.gov.uk>

Subject: FW: Queens Quay Business Case

Stella,

Just received from UU. Let me know if this is sufficient information for you.

Regards

[REDACTED]

[REDACTED]

Magee Expansion Team

Skills and Education Group

Department for the Economy

Adelaide House

39-49 Adelaide Street

Belfast, BT2 8FD

Tel: [REDACTED]

[REDACTED]

Please consider the environment - do you really need to print this e-mail?

From: [REDACTED]@ulster.ac.uk>
Sent: Friday, October 4, 2024 4:13 PM
To: [REDACTED]@economy-ni.gov.uk>
Cc: [REDACTED]@ulster.ac.uk>; [REDACTED]@ulster.ac.uk>
Subject: Queens Quay Business Case

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

[REDACTED]
Further to your discussion with [REDACTED], I have set out below the Lambert Smith Hampton text on sites value and also attached the following –

1. Indicative site plan showing the 5 sites (outlined in red and number 1-5)
2. A copy of the MRP heads of terms
3. Copies of the leases relating to site number 1 (Dulux centre)

Let me know if you need anything else.

Regards

[REDACTED]
Site 1

Warehouse building. Assume it is still occupied by [REDACTED] Section 41
Lease / Rent terms not known.

Assumed building size is 4,650 sq ft (as per LPS Rates website) and [REDACTED] Section 41
Approx. site size – 0.12 acre

Value: [REDACTED] Section 41

Site 2

Assumed this is a cleared site
Approx. site size – 0.05 acre

Value: [REDACTED] Section 41

Site 3

Assumed this is a cleared site
Approx. site size – 0.14 acre

Value: [REDACTED] Section 41

Site 4

Assumed this is an average condition office style building with car parking
Value therefore based on it being a site.

Approx. site size – 0.13 acre

Value: [REDACTED] Section 41

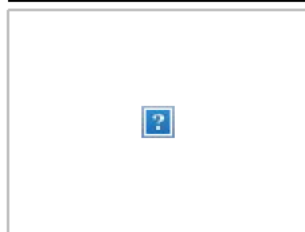
Site 5

Warehouse building. Assume it is still occupied by [REDACTED] Section 41
Lease / Rent terms not known.

Assumed building size is 3,606 sq ft (as per LPS Rates website)

Value: [REDACTED] Section 41

TOTAL Value of Sites 1-5 Approx: [REDACTED] Section 41



[REDACTED]

Director – Estates Services

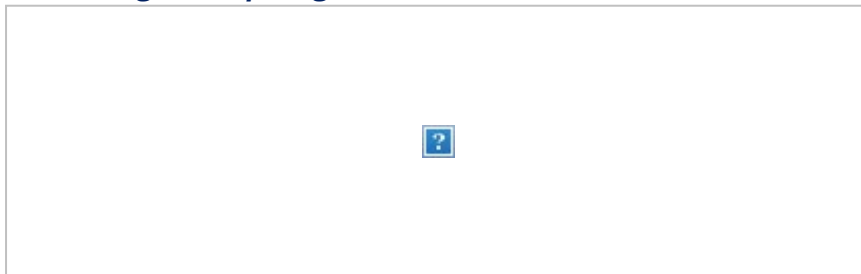
T: [REDACTED]

[REDACTED]

E: [REDACTED]@ulster.ac.uk W: www.ulster.ac.uk

[Visit the Estates Services Website](#)

Delivering an Inspiring Estate



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