

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Timberquay Site, Derry/Londonderry  
**Date:** 20 November 2024 16:31:03  
**Attachments:**

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

[Composite Map - Timber Quay.pdf](#)  
[Annex A Overview Report.DOCX](#)  
[Deed of Variation - 8 December 2016 - Kainos.pdf](#)  
[Lease - 21 August 2007 - Fujitsu.pdf](#)  
[Rent Review Memorandum - 8 December 2016 - Kainos.pdf](#)  
[Surrender of Part - 17 August 2012 - Invest NI.pdf](#)  
[threat\\_extracted\\_Variation & Reversionary Lease - 20 June 2016 - Fujitsu.pdf](#)  
[threat\\_extracted\\_Lease - 17 August 2012 - Invest NI.pdf](#)  
[threat\\_extracted\\_Lease - 17 August 2012 - Kainos.pdf](#)  
[threat\\_extracted\\_Budget 2021-2022.pdf](#)  
[threat\\_extracted\\_Timber Quay Budget Yr Com 1.11.23.pdf](#)

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[REDACTED]

I have attached the following information –

#### Title

Composite Plan which identifies three parcels of land. These are the parcels in sale. There are two freehold fee farm grant interests which are in pink and blue and a long leasehold interest in yellow. The draft Annex A overview report summarises the lease term and details (10,000 years from 5<sup>th</sup> November 1999) and the two fee farm grant interests.

#### Leases

- Fujitsu
- Kainos
- InvestNI – We are advised that INI are in the renewal process, but we have not received any documentation in this respect.

#### Service Charge

- Budget 2021-2022 doc
- Timber Quay Budget Yr Com 1.11.23

In relation to car parking, we believe that there are 100 spaces however we're awaiting final confirmation.

Let me know if you need anything further of have any queries on the attached.

[REDACTED]

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**From:** [REDACTED]@finance-ni.gov.uk>  
**Sent:** 11 November 2024 12:52  
**To:** [REDACTED]@ulster.ac.uk>

**Subject:** RE: Timberquay Site, Derry/Londonderry

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Many thanks [REDACTED]

[REDACTED]

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**From:** [REDACTED]@ulster.ac.uk>

**Sent:** 11 November 2024 12:11

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

**Subject:** RE: Timberquay Site, Derry/Londonderry

[REDACTED]

We gather the requested info and get it across to you in the next couple of days.

[REDACTED]

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

**Sent:** 08 November 2024 11:58

**To:** [REDACTED]@ulster.ac.uk>

**Subject:** FW: Timberquay Site, Derry/Londonderry

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Hi [REDACTED]

Sorry just following on from my email yesterday would you be able to also pass me on the 4 leases that are currently in place with the tenants? I see one of the tenants in currently holding over, do you know if this will be renewed or is in the process of being renewed?

Kindest regards,

[REDACTED]

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**From:** [REDACTED]

**Sent:** 07 November 2024 15:09

**To:** [REDACTED]@ulster.ac.uk>

**Subject:** Timberquay Site, Derry/Londonderry

Hi [REDACTED]

I'm just wondering if you could please provide me with the legal details of the property – it says on the brochure that the property is held under freehold and 10,000 year long leasehold title.

Could you also please send me the service charge details?

Does the car park hold 100 or 108 car parking spaces? It says both 108 and 100 in the brochure.

Kindest regards and please feel free to call needed.

[REDACTED]

[REDACTED]  
Rating & Client Services Delivery-Val Londonderry Valuation Services  
Directorate Land & Property Services Department of Finance  
Waterside House  
75 Duke Street  
Londonderry , BT47 1FP

Tel: [REDACTED]  
[REDACTED]

Web: [www.finance-ni.gov.uk/lps](http://www.finance-ni.gov.uk/lps)

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