

To Let

Suite 3, Whitehall Chambers
43 New Row, Coleraine, BT52 1AE



Town Centre First Floor Offices

Summary

- Affordable town-centre first-floor office premises.
- Prominent position on New Row at the edge of Coleraine town centre.
- Net internal area c. 491 sq ft (c. 45.60 sq m).
- Formerly occupied as offices; other commercial uses may be suitable, subject to planning.
- Oil heating, uPVC windows and door, with communal kitchen and WC facilities.
- Close to the town centre and three principal car parks.
- Available immediately.

Rent: £5,200 per annum

Accommodation

Net Internal Area:

First floor

c. 491 sq ft (c. 45.60 sq m)

Property Features

- Prominent New Row location
- Oil-fired heating
- uPVC windows and door
- Communal kitchen and WC
- Available immediately



Location

Whitehall Chambers occupies a convenient position on New Row, close to Coleraine town centre and three of the town's principal car parks.

Enquiries

Northern Real Estate

028 7032 9222

colin@nreproperties.com



Lease Details

Rent:

£5,200 per annum

Lease Term:

Negotiable

Rates:

Tenant responsible

Insurance:

Landlord to insure; tenant to reimburse

Repairs:

Internal and plate glass repairing; roof and structure excluded

Rent Review:

Every 3 years

NAV:

£2,300.00

Non-Domestic Rate:

£0.62419 in the pound

Service Charge:

c. 14% of annual heating and communal cleaning expenditure

These particulars are for guidance only and do not constitute an offer or contract. Measurements, rates and other information should be independently verified. Photographs are illustrative and the property is subject to contract and availability.

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