

To Let

Suite 5, Whitehall Chambers
43 New Row, Coleraine, BT52 1AE



Town Centre First Floor Offices

Summary

- Spacious town-centre first-floor office premises.
- Prominent position on New Row at the edge of Coleraine town centre.
- Net internal area c. 756 sq ft (c. 70.25 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: £6,250 per annum

Accommodation

Net Internal Area:

First floor

c. 756 sq ft (c. 70.25 sq m)

Property Features

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



Lease Details

Rent:
£6,250 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:
£3,450.00

Non-Domestic Rate:
£0.62419 in the pound

Service Charge:
c. 22% of annual heating and communal cleaning expenditure

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

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