

To Let

158a Castleroe Road, Coleraine

Summary

- Modern Industrial Unit with Secure Parking.
- The premises benefits from being situated on outskirts of Coleraine in the village of Castleroe.
- Ample secure on site car parking with 3 Phase electrics.
- Gross Internal Area of c. 10,383 sq ft (c. 964.60 sq m).
- With this site there is excellent opportunity for someone looking for commercial expansion or relocation of an existing business operation.
- The property is made up of 4 self contained industrial spaces (one of which can be further divide), canteen, office and W/C's .
- Sub Division of the site will be considered.
- Available Immediately

Industrial Unit

£32,000 per annum

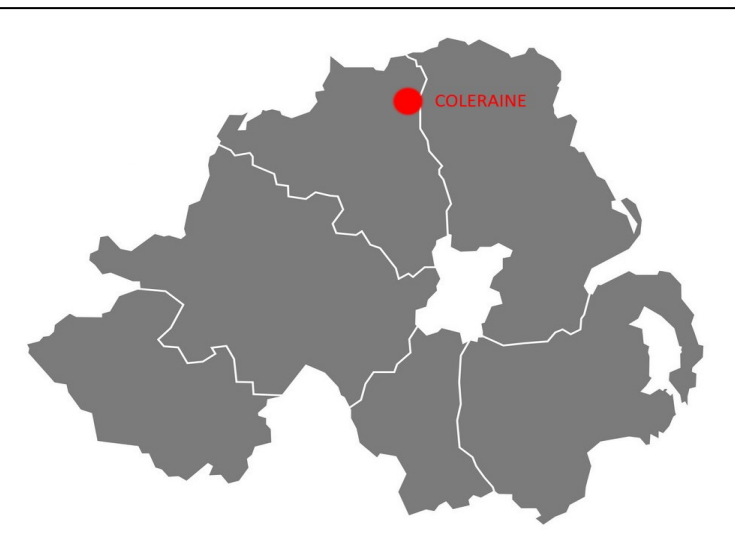
Accommodation

Net Internal Area

Gross Internal Area:

c. 10,383 sq ft c. 964.60 sq m

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Lease Details

Rent:
£32,000 per annum

Term:
Terms Negotiable

Rent Reviews:
Every 3 years

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Effectively Full Repairing

VAT:
All outgoing and rentals are quoted exclusive of but may be liable to VAT

NAV:
£9,810

Non-Domestic Rate in £:
0.588556

EPC:

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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