



# 33a Railway Road

### **Coleraine**

## To Let

Rent: £5,500 per annum



# Office

- Spacious First Floor Accommodation.
- Located on a prominent position on Railway Road.
- Net Internal Area of c.1,581 sq ft (c.146.88 sq m).
- The property is finished to include lighting, suspended ceiling, flooring and roller shutter to ground floor pedestrian door.
- The property is ideally located and has the benefit of high volumes of passing pedestrian traffic and is within close proximity to the bus and railway station and 2 of the towns main car parks.
- Neighbouring occupiers include, Benetton, The Leisure Centre, Crown Paints & HSBC Bank.
- Available Immediately with Incentives Available.

#### **McAfee Commercial**

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# Chartered Surveyors Land & Property Agents

#### **Net Internal Area**

**Total Area:** 

c. 1,581 sq ft

c. 146.88 sq m

Plus W.C Facilities



#### **Lease Details**

Rent:

£5,500 per annum

Term

Terms Negotiable

**Rent Reviews:** 

Every 3 years

Rates:

Tenant Responsible

Insurance:

Landlord to insure, tenant to reimburse

Repairs:

Full repairing lease

VAT:

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

NAV:

£5,300

Non-Domestic Rate in £:

0.559997

Viewing:

Strictly by appointment through agent

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the mark of property professionalism worldwide



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