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TO LET

Beresford Business Centre, 2 Beresford Road, Coleraine, BT52 1GE

Fully Serviced Office Options Starting From £50 Per Week

LOCATION

Coleraine is the dominant town in the Northern Area Plan and is recognised as the 5th largest town outside Belfast and is well connected to the Province's main road networks.

The subject is located on an extremely prominent position off Beresford Road, part of the one way system circulating Coleraine Town Centre

An excellent opportunity to locate within this historical building offering high quality office accommodation and great character. The Business Centre offers a variety of fully serviced office options starting from 64 Sq Ft to 218 Sq Ft.

The office suites offer flexibility with various options available.

Current availability as at August 2023 2 no. ground floor Offices c. 64 Sq Ft (£50 per week each)

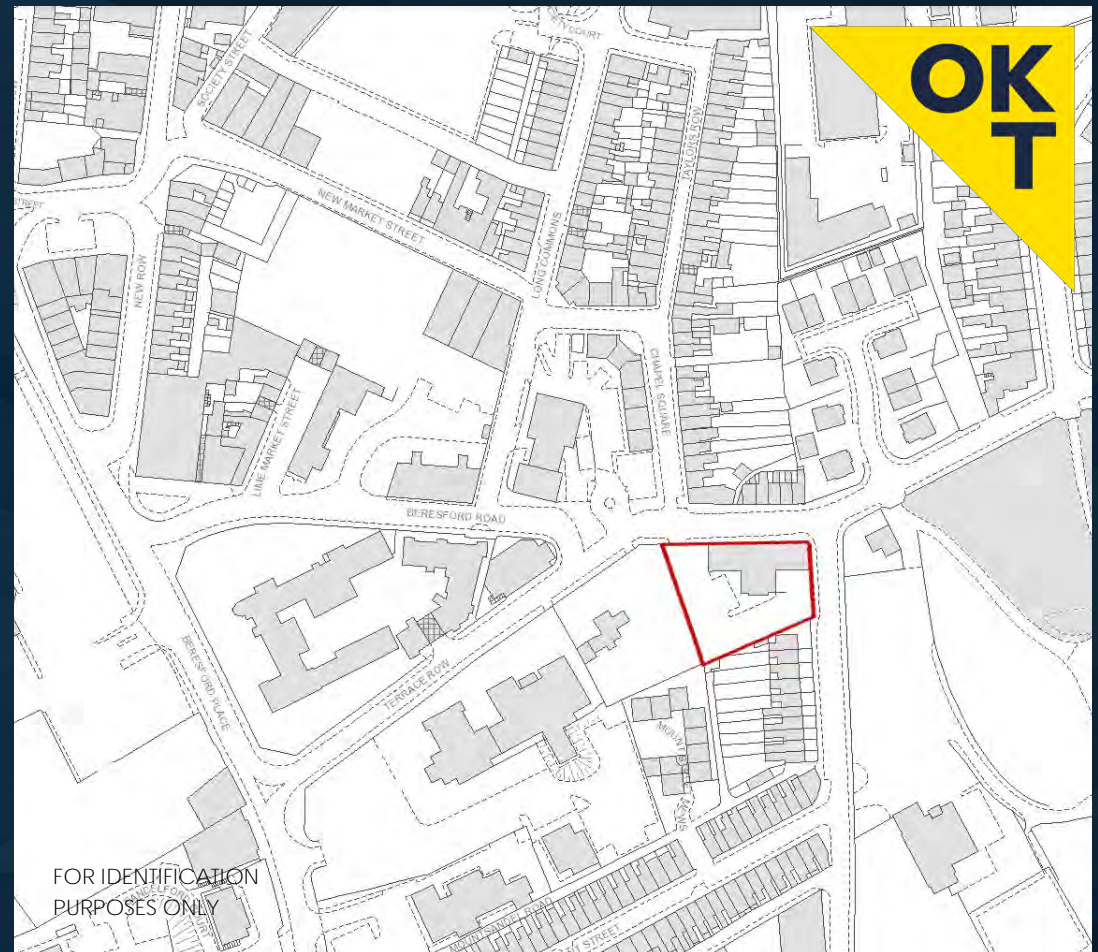
FEATURES

- Easy in easy out lease agreement
- Offices available from £50/week incl VAT
- 24/7 own key building access
- CCTV and secure access to business centre
- Wifi and Cat5 hi speed broadband connection included in price
- Utilities/rates and maintenance included in price
- Access to printing/scanning/copier facilities
- Access to meeting room
- Water cooler/ tea and coffee station
- Access to kitchen

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C3219





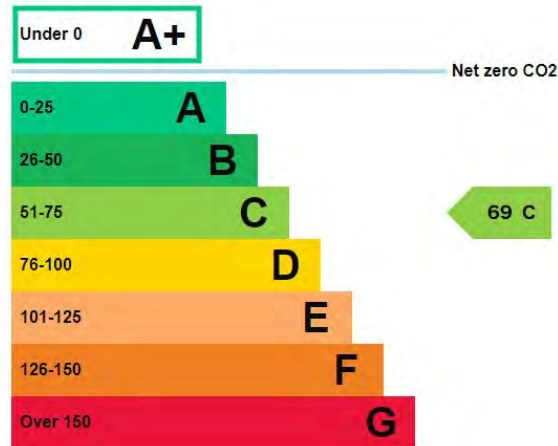
AVAILABILITY

FLOOR: Ground Floor
SIZE: 3M X 2M (6 Sq M / 64 Sq Ft)
OFFICE: Office 6 & 7
PRICE: £50 per week each

Availability correct as of August 2023, other offices may be available at the time of enquiry.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

EPC CERTIFICATE



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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