

## Office Suites at 48 Cloyfin Road, Coleraine



### Office

## Asking Rent - From £70 per week

- 2 no Out of Town Office Suites with Car Parking.
- The suites are located within the Harte & Eakin Complex on the Cloyfin Road which is in close proximity to the Town Centre and also the towns main arterial routes.
- NIA Suite 1 is c.230 sq ft (c.21.33 sq m) and Suite 2 is c.101 sq ft (c.9.36 sq m)
- The units are ideally suited to people wishing to start a new business or expand an existing business which they work from home.
- Competitive All Inclusive Rents and Flexible Lease Terms Available.
- Available Immediately.

### Net Internal Area

**Office 1:** 2 Person Office  
c. 230 sq ft (c. 21.33 sq m)

**Rent:** £90 per week

**Office 2:** 1 Person Office  
c. 101 sq ft (c. 9.36 sq m)

**Rent:** £70 per week



### Lease Details

**Term:**  
Flexible Terms Available

**Rates, Electric, Insurance & Service Charge:**  
Included in Rent

**Repairs:**  
Internal repairing lease

**EPC:**  
TBC

### Boardroom Available for Meetings & Functions



**RICS**



**The Property Ombudsman**

**-MISREPRESENTATION CLAUSE:** Northern Real Estate give notice to anyone who may read these particulars as follows:

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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.