

To Let

Unit 4b, 48 Cloyfin Road, Coleraine

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Summary

- Modern Industrial Premises with Private Car Parking
- Positioned on a excellent edge of town location with ease of access to the towns arterial routes.
- Gross Internal Area of c. 2,369 sq ft (c. 220.05 sq m).
- The property is being utilised as a distribution centre at present but is suitable for a variety of other commercial uses.
- The premises is of modern construction has the benefit of electric roller shutter door, pedestrian door, concrete floors, lighting and alarm.
- Available Immediately.

Industrial Unit

£12,000 per annum



Accommodation

Gross Internal Area

Unit:

c.2,369 sq ft (c.220.05 sq m)

Plus W.C Facilities



Lease Details

Rent:
£12,000 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 outgoings and rentals are quoted exclusive of but may be liable to VAT

NAV:
£11,000

Non-Domestic Rate in £:
0.588556

EPC:

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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