# To Let

## Unit 4b, 48 Cloyfin Road, Coleraine





**Industrial Unit** 

### **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.

£12,000 per annum

#### **Accommodation**

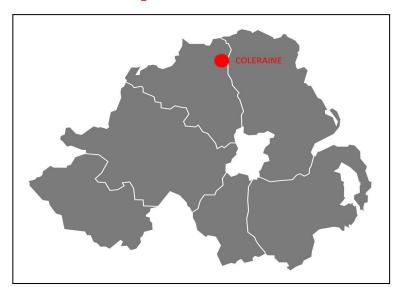
#### **Gross Internal Area**

Unit:

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

Plus W.C Facilities

### **Location Map**



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY





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

£11.000

Non-Domestic Rate in £: 0.588556

**EPC:** 

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

- 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.
- 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.







