

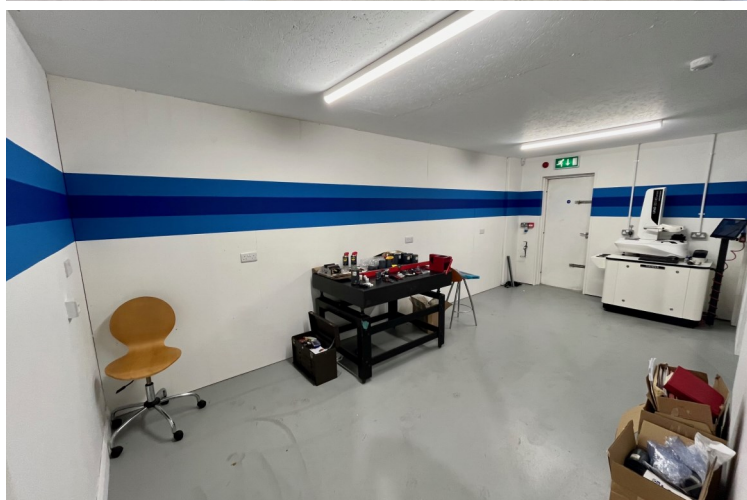
**OK
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TO LET (By way of Assignment)

Units 38 & 39 Sperrin Business Park, Coleraine, BT52 2DH

Modern Business Unit Space Extending to c. 3,000 sq ft fitted with CAT6 networking and offices



Units 38 & 39 Sperrin Business Park, Coleraine



LOCATION / DESCRIPTION

Opportunity to lease this double unit situated in Coleraine's premier Business Park setting, anchored by Screwfix, Somerset Furniture and Morellis Ice-Cream Production.

The park is located facing onto Ballycastle Road, a few minutes drive north east of the town centre, as such providing a strong trading location with good communal on site parking and easy access and the Ring Road.

The units are currently used for light manufacturing but with a history of alternative commercial uses including storage, sales, trade counter etc., the potential uses going forward from a tenants perspective are fairly open ended. (please make your own enquiry with Planning Service)

Available immediately subject to a short period to be agreed for the transfer of the outgoing occupants contents to their new address.

ACCOMMODATION

Description	Area sq m	Area sq ft
TOTAL UNIT (Including Kitchen 9.3 sq m & Office 17.6 sq m)	C. 279 sq m	C. 3,000 sq ft
WC	-	-

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/ukxi/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: C4475

LEASE DETAILS

RENT: £18,000 per annum

TERM: 10 years from 31st January 2023 with rent review

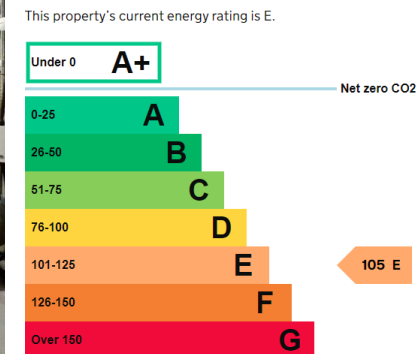
BREAK: As at 30/1/26 & 30/1/28 with 3 months notice.

REPAIR: Tenant to maintain and repair the units internally and externally.

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV: £11,200. Estimated rates payable as per LPS Website: £6,078

Please note that all perspective tenants / purchasers should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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