

To Let

Units 1 & 2, Old Distillery Court, Coleraine

nre
northern real estate
we value property

Summary

- First Floor Office Space.
- Offices can be let separately.
- Net Internal Area of approx. c.858 sq ft (c.79.71 sq m).
- The property was previously occupied by the National Farmers Union. It may be suitable for a range of other commercial uses subject to planning.
- The property is located between Long Commons and Terrace Row, which are two of the busiest roads in Coleraine's one way system.

Commercial Premises

Rent - Guided at £4,400 pa



Accommodation

Net Internal Area:

First Floor:
c.858 sq ft c. 79.71 sq m

Room 1:
c. 333 sq ft c. 30.96 sq m

Room 2:
c. 314 sq ft c. 29.19 sq m

Room 3:
c. 105 sq ft c. 9.80 sq m

Lease Details

Rent:
Guided at £4,400 per annum

Term:
Leases terms negotiable

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

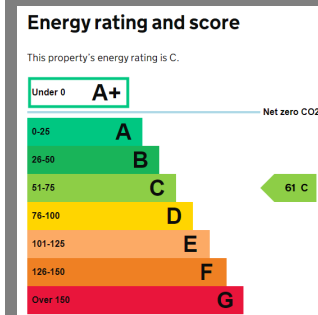
Repairs:
Internal Plates Glass & Roller Shutter
and fair portion of external repair.

VAT:
All outgoings and rentals are quoted
exclusive of but may be liable to VAT

NAV:
£TBC

**Non-Domestic
rate in the
£0.588556**

EPC:



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