

# 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

**TO LET**  
**(by way of Assignment)**



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## 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.



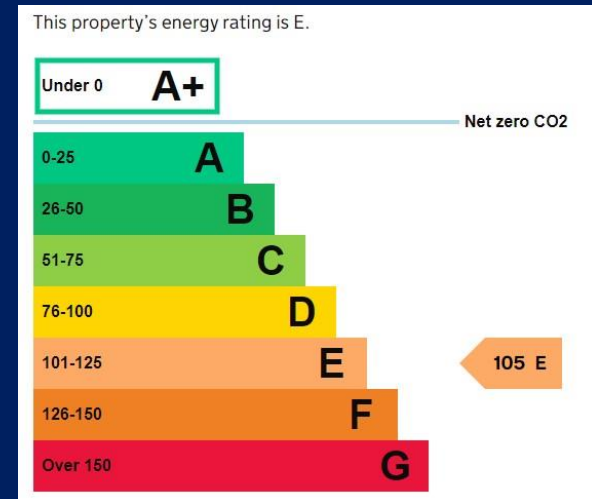
## ACCOMMODATION:

DESCRIPTION	SQ M (APPROX.)	SQ F (APPROX.)
Total Unit inc. kitchen 9.3 sq m & Office 17.6 sq m	C. 279 sq m	C. 3,000 sq ft

## LEASE DETAILS:

**RENT:** £18,000 per annum  
**TERM:** 10 years from 31<sup>st</sup> January 2023 with rent review  
**BREAK:** As at 30/01/26 & 30/01/28 with 3 months notice  
**REPAIRS:** 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:** £13,400. Estimated rates payable as per LPS online: £7,845.46.  
Please note that all perspective tenants should make their own enquiries to confirm the NAV/rates payable.

## EPC CERTIFICATE:







**Agent:** Bensons  
9 Dunmore Street, Coleraine  
Tel: (028) 7034 3677  
[www.bensonsni.com](http://www.bensonsni.com)

- Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
- Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
- These particulars do not constitute a contract or part of a contract.
- All measurements quoted are approximate.
- Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.