

# To Let

## Unit 5, Cloyfin Road, Coleraine

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### Summary

- Secure Storage Unit
- Positioned on a excellent edge of town location with ease of access to the towns arterial routes.
- Gross Internal Area of c. 975 sq ft (c. 90.65 sq m).
- The premises is of modern construction has the benefit of roller shutter door, pedestrian door, concrete floors and lighting.
- Available 1st September 2024

**Storage Unit**

**£6,000 per annum**

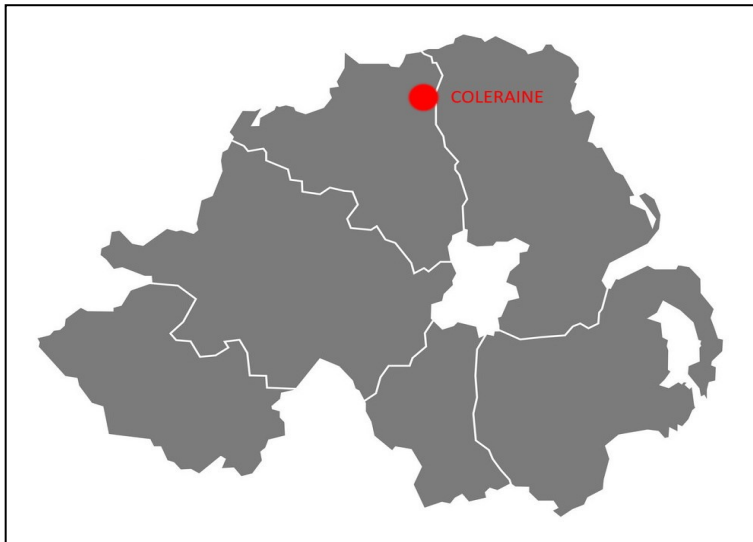


# Accommodation

## Gross Internal Area

**Unit:**  
c.975 sq ft (c.90.65 sq m)

## Location Map



**ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY**



### Lease Details

**Rent:**  
£6,000 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 outgoing and rentals are quoted exclusive of but may be liable to VAT

**NAV:**  
£3,300

**Non-Domestic Rate in £:**  
0.588556

**EPC:**

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