

To Let

Unit 1, Coleraine Business Park, Coleraine

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Summary

- Excellent Retail Trade Counter / Warehouse Unit with On Site Car Parking Facilities.
- The unit is located approx 3 miles from Coleraine town centre in Loughanhill Industrial Estate.
- The premises has excellent links onto Coleraine's main arterial routes.
- Gross Internal Area of approx c.4,340 sq ft (c.403.20 sq m).
- The unit is finished to a good decorative standard and includes roller shutter, pedestrian door, 3 phase electric's, first floor office & W/C and on site car parking.
- Available early 2025.

Industrial / Trade Counter

£20,000 per annum plus VAT



Accommodation

Gross Internal Area

Total:

c. 4,340 sq ft (c. 403.20 sq m)



Lease Details

Rent:
£20,000 per annum + VAT

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:
£17,800

Non-Domestic Rate in £:
0.588556

EPC:

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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