To Let

Unit 1, Coleraine Business Park, Coleraine





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

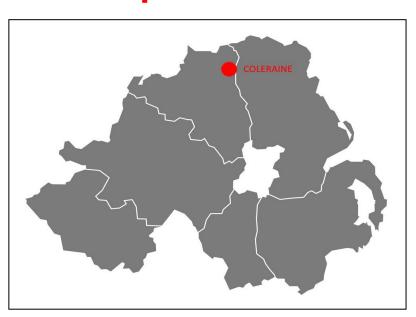
Accommodation

Gross Internal Area

Total:

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

Location Map









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

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

£17.800

Non-Domestic Rate in £: 0.588556

EPC:

MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

- 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.

 7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.







