

# TO LET By way of assignment



UNITS 38 & 39 SPERRIN BUSINESS PARK,
BALLYCASTLE ROAD, COLERAINE, BT52 2DH



## **LOCATION**

- Well appointment double fronted light industrial / warehouse / distribution unit.
- Excellent location adjacent to Coleraine Ring Road which links to all arterial routes to Belfast, Derry and Mid Ulster.

### **DESCRIPTION**

- Unit extends to c 3,000 sq ft and includes office and kitchen accommodation.
- Two roller shutter doors.
- Currently used for precision engineering but ideal for gym, distribution, trade counter or workshop.



(028) 70344433 WWW.PHILIPTWEEDIE.COM

#### **ACCOMMODATION**

GROSS INTERNAL AREA

C279m2 / 3,000 sq ft

Kitchen - 5m2 / 53 sq ft

Office

WC

#### **Rates**

From the Land and Property Services website the Net Annual Value is shown as £13,400 with an estimated full annual rates of £7,845 per annum.

#### **Value Added Tax**

We are advised that the building is not registered for VAT therefore no VAT payable (Landlord to confirm).

#### **Lease Details**

Rent: £18,000 per annum.

Term: 10 years

Start date: 30th January 2023

Break Clauses: Tenant benefits from two break clauses

31st January 2026 & 31st January 2028

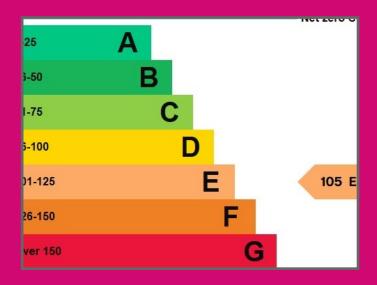
Repair: Tenant responsible for interior and exterior

Insurance: Landlord to pay and tenant reimburse

#### **Viewing & Further Details**

Strictly By Appointment with Agent.

Philip Tweedie—philip@philiptweedie.com









#### PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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