



**TO LET**

Spacious Office & Workshop Unit with large on site Forecourt / Parking Area

**11B Cashel Road, Macosquin, Coleraine, BT51 4PW**

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# LOCATION

Situated only 4 miles west of Coleraine, just off the Dunhill Road (A37), approximately 10 miles from Limavady.

# DESCRIPTION

Spacious property that provides well finished office / showroom accommodation with warehouse space .

Externally the unit has a generous open storage / display area at the front of the site which is security fenced off from the road, with extra storage space available at the rear.

The property is vacant and ready for occupation with partial air conditioning in the office area. A recently installed Firmus Gas Line exists outside the property for a possible alternative heating source .

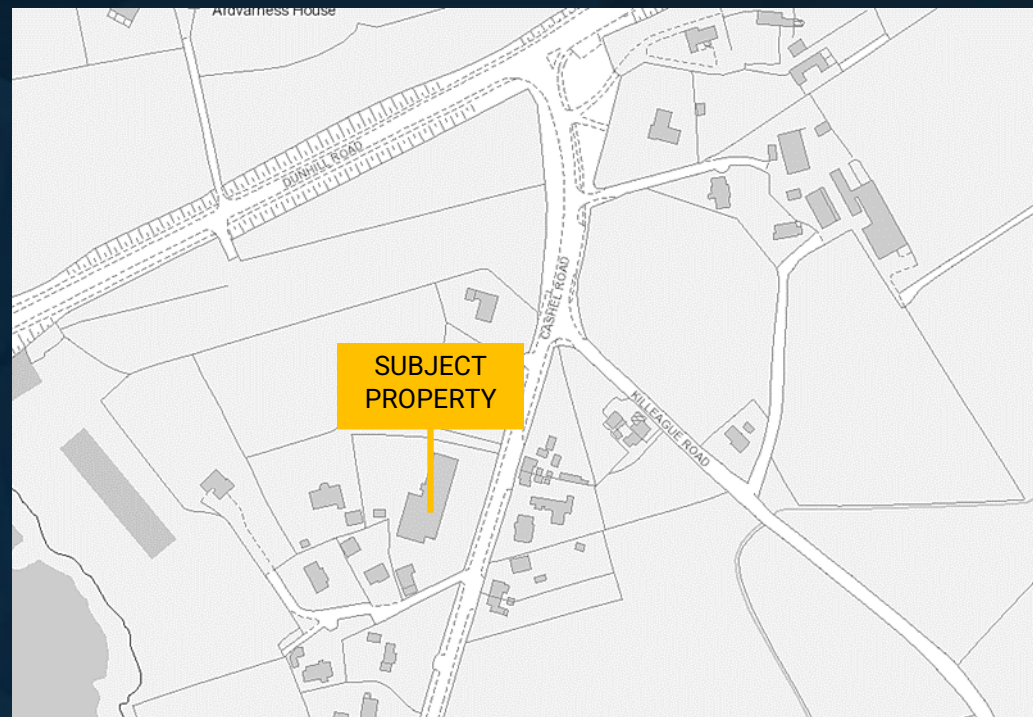
# ACCOMMODATION

Description	Area sq m	Area sq ft
Front Store Area With Retail Reception	138	1,490
Main Warehouse Area	233	2,507
Rear Storage Room	108	1,170
Kitchen	17	183
<b>TOTAL:</b>	<b>496 sq m</b>	<b>5,350 sq ft</b>

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF C3417



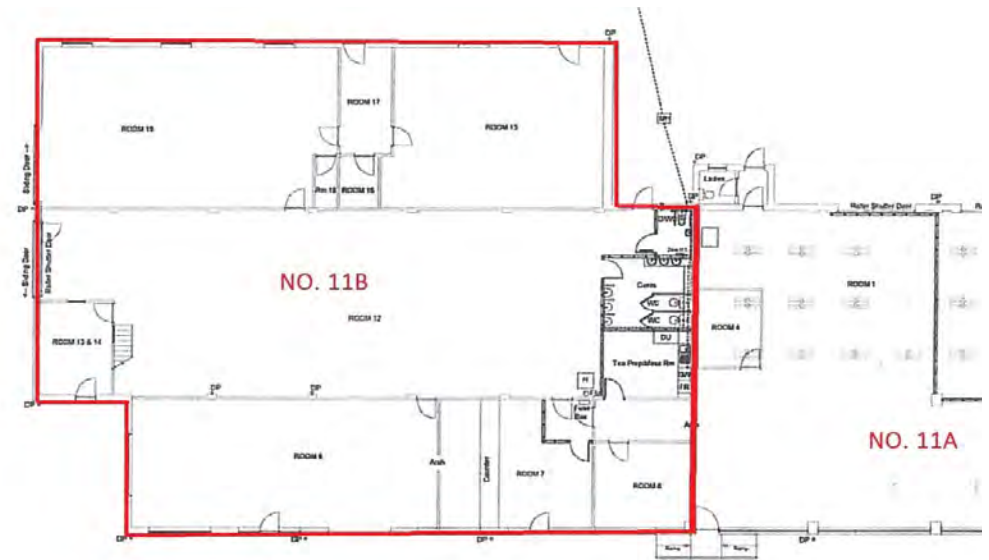
# LEASE DETAILS

**TERM:** From 5 years  
**RENTAL:** £15,000 per annum exclusive  
**REPAIRS/INSURANCE:** Tenant to be responsible for internal repairs and maintenance. Landlord to pay and tenant to reimburse proportionally on a pro rata floor space basis.  
**SERVICE CHARGE:** Small annual sum to cover the cost of external maintenance and management.  
**VAT:** All prices, outgoings etc are exclusive of, but may be subject to VAT.

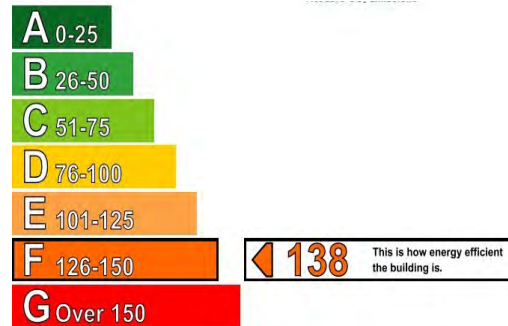
# NAV

Reval 2023 NAV is £12,700. (current NAV is £11,200).

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.



# EPC CERTIFICATE



# CONTACT DETAILS

**HENRY TAGGART**  
 henry.taggart@okt.co.uk

**RACHEL MORRELL**  
 rachel.morrell@okt.co.uk

028 7034 4244

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