



32A/B New Row
Coleraine
BT52 1AF

First Floor Office Accommodation

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Northern Office: 20 – 22 Stable Lane, Coleraine BT52 1DQ T: +44 (0)28 7034 4244 F: +44 (0)28 7034 4949 E: coleraine@okt.co.uk

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Associates: Tracy Moffett BSc (Hons) MRICS, Henry Taggart BSc (Hons) MRICS, Alan McKinstry BSc (Hons) MRICS, Michael Burke BSc (Hons) MRICS

Location / Description

Well located office accommodation off New Row in the centre of Coleraine, a popular professional address

New Row is one of Coleraine's main approach streets into the town centre and surrounding retail occupants include Café Culture, Rutledge, Weir Travel, Connies Crafts and Clockwork Orange.

Numerous professional offices are also based in New Row comprising estate agents, solicitors, post office etc.

The office accommodation is ideal for a starter or growing business suitable for a wide range of office users or others (subject to planning if needed)

Additional storage space also available.

Accommodation Details

UNIT	DESCRIPTION	AREAS
UNIT A	Main Office Office	c. 20.7 sq m (223 sq ft) c. 13.5 sq m (145 sq ft)
UNIT B	Main Office Office Office	c. 30.0 sq m (322 sq ft) c. 9.6 sq m (103 sq ft) c. 6.5 sq m (70 sq ft)
	Communal W.C Facilities	

Lease Details

TERM:	Negotiable, subject to periodic reviews
RENTAL:	Negotiable c.. £7.50 per Sq. Ft Incentives Available
REPAIRS/INSURANCE:	Effective full repairing and insuring lease by way of a contribution towards landlord's expenses in repairs / maintenance of exterior and common areas.
SERVICE CHARGE:	Not Applicable.

N.A.V

We are advised by the Land and Property Service that the current NAV for the subject is:

Unit A	£1,850
Unit B:	£2,950

The commercial rate in pound is £0.563376.

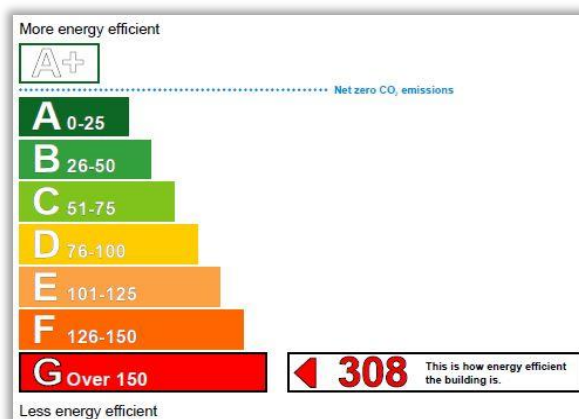
Note – LPS Small Business Rate Relief for premises with a NAV of less than £5,000 is 25%.



VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC (Energy Performance Certificate)



Viewing / Further Details

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Coleraine
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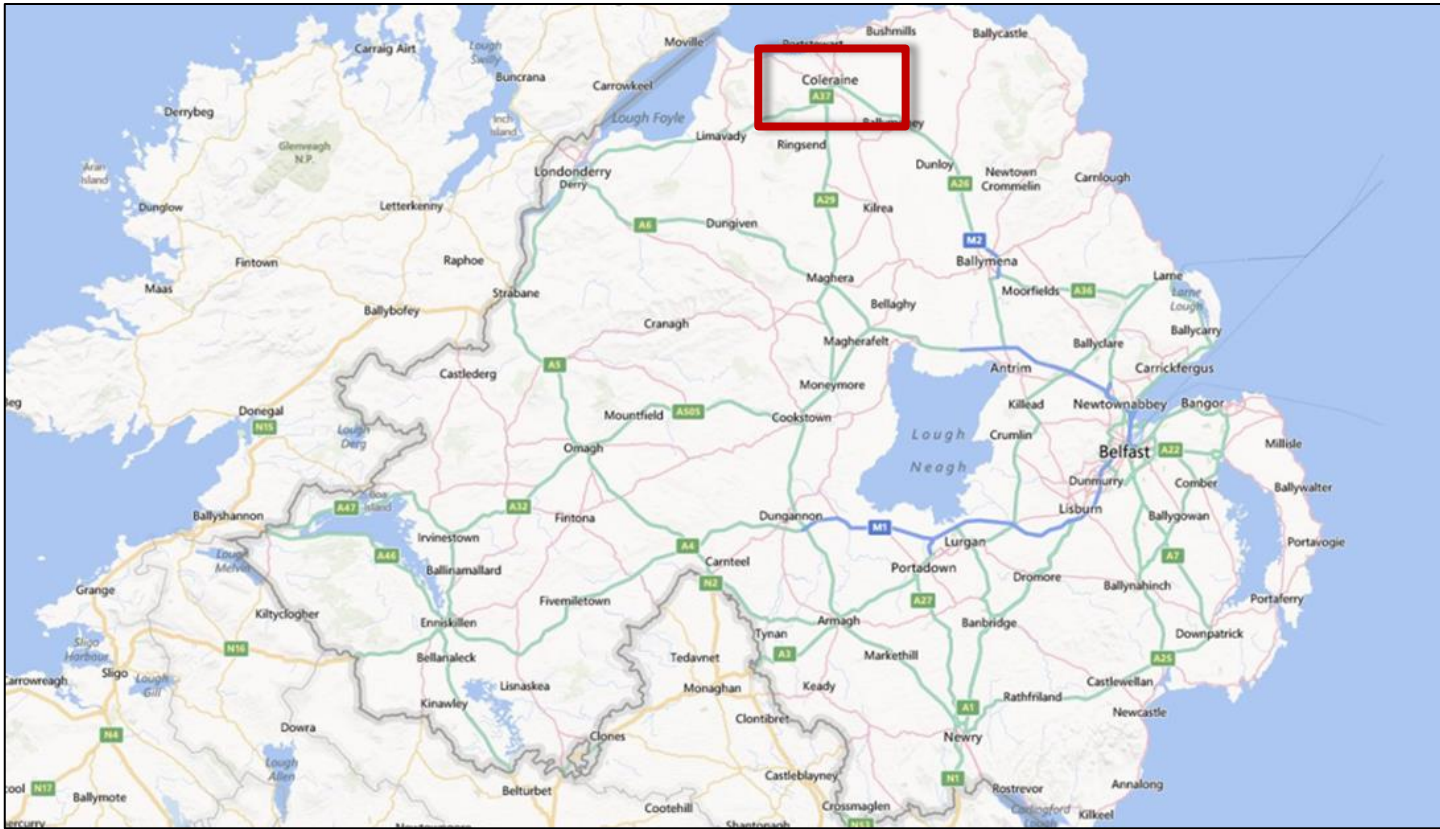
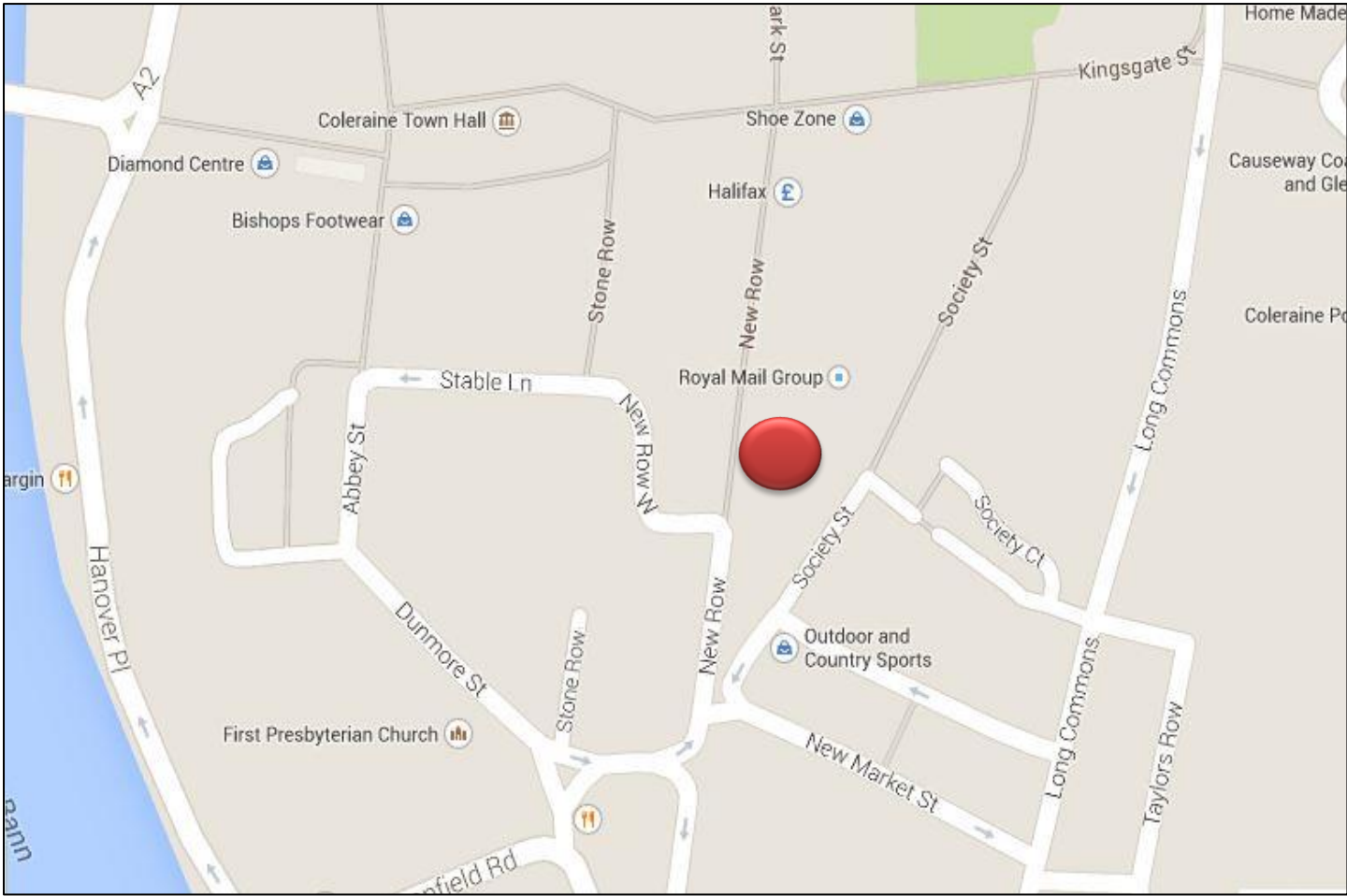
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