



TO LET Centrally Located Office Accommodation Over First & Second Floors
Kings Hall, New Row, Coleraine, BT52 1AF

LOCATION / DESCRIPTION

New Row is one of Coleraine's main approach streets into the town centre and surrounding retail occupants include The Big O, Rutledge, Weir Travel and The Post Office.

Numerous professional offices are also based in New Row i.e., estate agents, solicitors etc.

The premises are ideal for a starter or growing business suitable for a wide range of retail / office users or others (subject to planning if needed).

The unit provides first and second floor accommodation together with communal kitchen and toilet facilities.

ACCOMMODATION

FIRST FLOOR	SIZE	Rental PA
Front Office	120 sq m / 1,292 sq ft	£3,900 PA
Rear Left Office	77 sq m / 824 sq ft	£2,500 PA
Communal Kitchen & WC		
SECOND FLOOR		
Front Right Office	46 sq m / 500 sq ft	£1,800 PA
Front Left Office	74 sq m / 800 sq ft	£2,250 PA
Rear Left Office	77 sq m / 824 sq ft	£2,000 PA
Rear Right Office	39 sq m / 420 sq ft	£1,500 PA
Communal Kitchen & WC		

LEASE DETAILS

TERM: Negotiable

RENTAL: Please refer to above table.

REPAIRS/INSURANCE: Tenant will be responsible for internal and external repairs and to reimburse the landlord with buildings insurance premium.

SERVICE CHARGE: May be applied if the property is sub divided – approx. 10% of rental



