



**OK  
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**TO LET**

## **8 Loguestown Road, Coleraine, BT52 2NS**

Spacious Warehouse Unit with Showroom of c. 573.0m<sup>2</sup> (6,190 sq ft) - option to take up to 729.0m<sup>2</sup> (7,847 sq ft)



# LOCATION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province and situated c. 55 miles north of Belfast and c. 30 miles each of Londonderry. It has a primary catchment of 57,000 and a wider catchment in excess of 125,000.

The town which also benefits from a University of Ulster Campus, was recently was joint winner of the Northern Ireland High Street of the year. It provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Portstewart and Bushmills. There is a strong trade counter sector in addition to the central area providing a destination for all types of goods and services inclusive of the subject block.

The subject is located in Loguestown Industrial Estate, c. 1 mile north east of Coleraine town centre, easily accessible and known as a strong trading address. Nearby occupiers include MacBlair, Johnstones, Fyfes, Kerr's Tyres and Dennison Commercial.

# DESCRIPTION

The property is split into 2 units with the available unit to the right hand side of the block (Unit 2) and the left hand Unit 1 owner occupied by a well established local commercial and residential tile retailer. Collectively there is the benefit of extensive frontage onto the Loguestown Industrial Estate. The available unit provides storage, office / showroom space, marshalling area and communal parking in conjunction with Unit 1 for approx. 30 cars, all within a secured compound.

The unit has the benefit of high ceilings, translucent light panels and concrete flooring. An additional showroom area can be linked on with ease if requires (additional rental will apply)

# ACCOMMODATION

DESCRIPTION	AREA (M <sup>2</sup> )	AREA (SQ FT)
<b>UNIT 2</b>		
Warehouse 1	277.0	2,982
Warehouse 2	195.0	2,099
Open Sided Storage Unit	103.0	1,109
<b>TOTAL ACCOMMODATION</b>	575.0	6,190
Enclosed Yard Area	112.0	1,200
Showroom (Optional Extra portion - shown in Green)	154.0	1,657







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# LEASE DETAILS

RENT: £25,000 per annum (Blue Section only)  
 £35,000 per annum (Entirety of Blue and Green Sections)

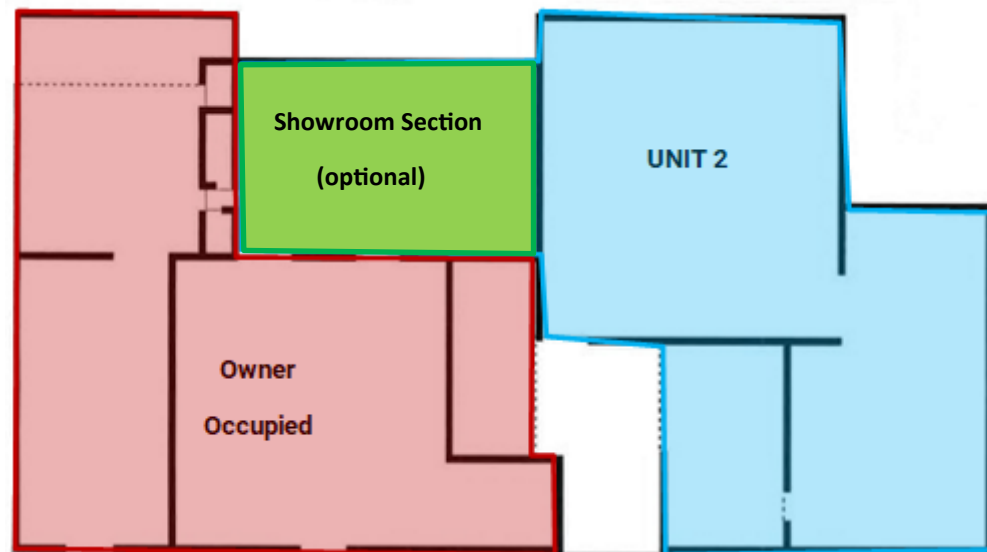
TERM: From 5 years with reviews at regular intervals

REPAIRS / INSURANCE: Tenant to repair and maintain their section and to reimburse the landlord proportionally for the sections taken in respect of building insurance premium.

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

In accordance with the current Anti-Money Laundering (AML) Regulations, a proposed tenant will be required to satisfy the Lessor and their agents regarding the source of the funds used to fund rental payments.

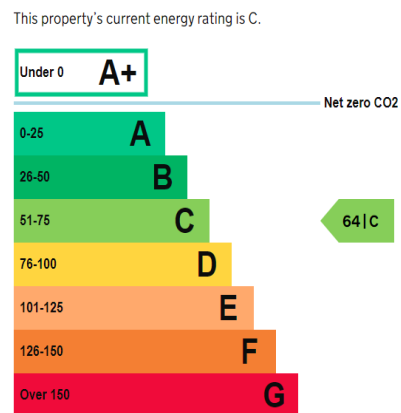
FOR IDENTIFICATION PURPOSES ONLY



## NAV (RATES PAYABLE)

The unit as shown is a reconfiguration of space internally and a rating assessment will need to be undertaken, details of estimated rates available from the Agent

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



### 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.

FILE REF C4487

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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