



**OK
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TO LET

Newmills House, 21 Newmills Rd. Lower, Coleraine, BT52 2JR

Decentralised Office Building c. 3,500 Sq. Ft. with Private Car Parking.

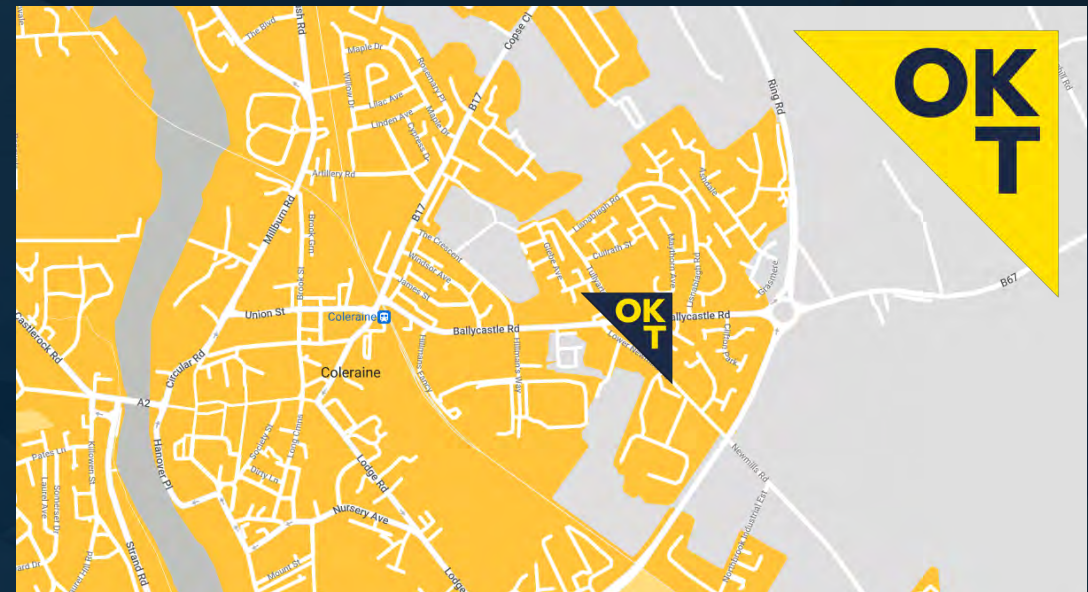
LOCATION / DESCRIPTION

Attractive setting within well secured boundary and strategic location off the Ballycastle Road – around 0.7 of a mile from the Town side of the Ballycastle Road Roundabout off the outer eastern Ring Road (A29).

Two storey office building formerly occupied by N I Water (c. 3,500 sq ft) within self contained site – extent of site can be extended or reduced in size.

Oil fired heating; good electrical specification; double glazing; suspended ceiling tiles with recessed lighting in principal offices.

Car Parking well secured and yard laid in tarmacadam.



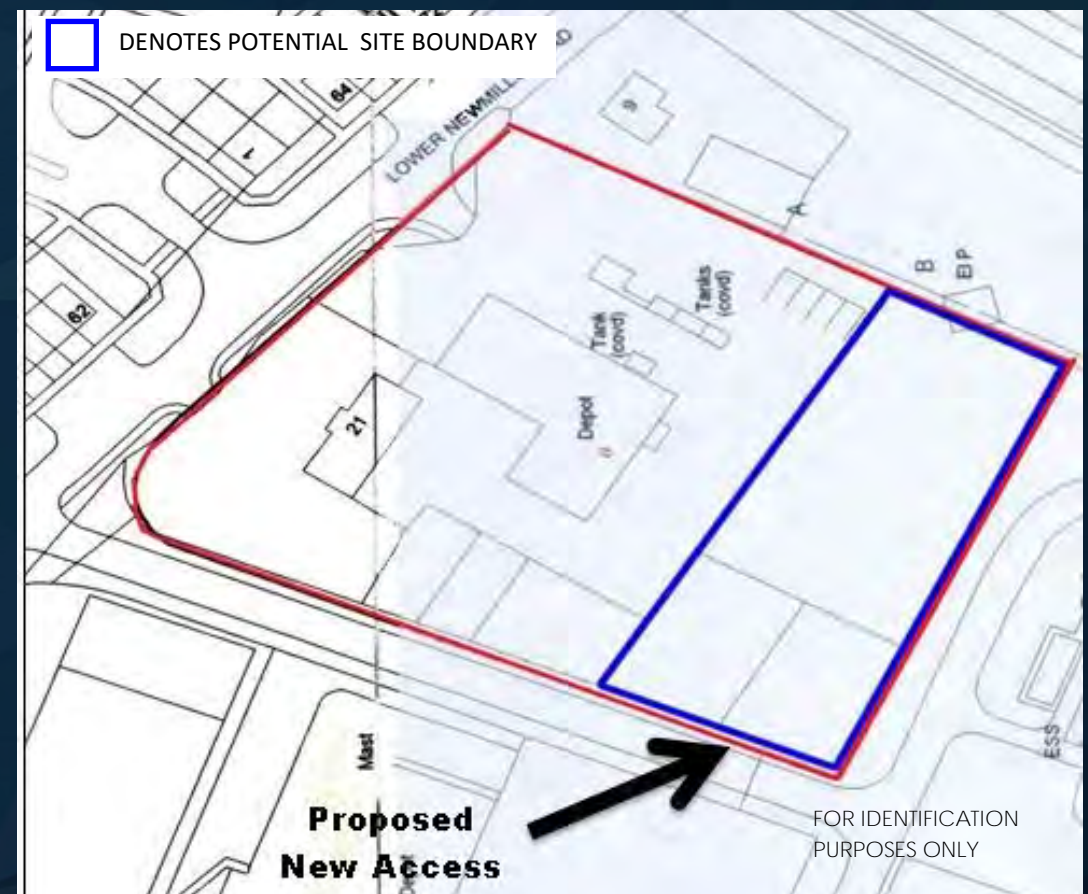
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Suite of offices plus kitchen, toilets & storage	c. 145sq m	1,557 sq ft
FIRST FLOOR		
Suite of 8 offices plus first aid room & toilets	c. 169 sq m	1,823 sq ft
OUTSIDE		
Boundary to be agreed between landlord and tenant		
TOTAL ACCOMMODATION	c. 314 sq m	3,380 sq ft

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/ukxi/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: C3146



LEASE DETAILS

RENT: c. £7.00 per sq ft to include parking
TERM: Negotiable
REPAIRS / INSURANCE: Full repairing and insuring terms
SERVICE CHARGE: This may in time be set up to cover the cost of maintenance and upkeep of the common areas
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

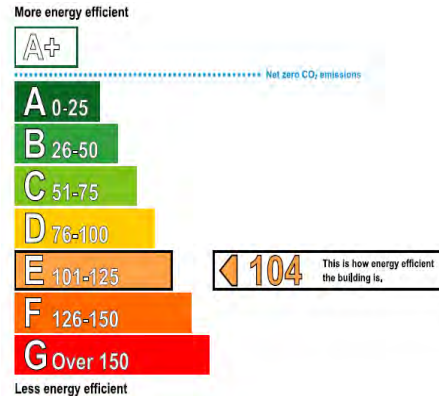
To be applied for as part of division on existing rateable value.

We are advised by the Land and Property Service that the current NAV for the offices, warehousing depot and yard extending to 3 acres is: £42,500.

The commercial rate in pound is £0.555325

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

Note: LPS Small Business Rate Relief for premises with a NAV of more than £5,000, but less than £15,000 is 20%.



FURTHER INFORMATION

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

