



TO LET

189 Castleroe Road, Coleraine, BT51 3RP

Modern Commercial Production Storage Facility (with potential for laboratory use) extending to c. 14,484 sq ft (1,345.6 m²)

LOCATION / DESCRIPTION

Castleroe Road lies 5 miles south west of Coleraine town centre. The location is within easy access to each of the main routes to Belfast, L'Derry and Mid Ulster via the main Garvagh & Kilrea Roads nearby.

The surrounding area is mostly in agricultural use with the exception of a number of small local businesses such as Triangle castles, Cross country coaches, the Riding for the Disabled Association and Flexalan. The anchor occupant within the subject commercial site is global player Nicobrand.

The subject comprises a commercial warehousing block (converted to laboratory space) with integral office accommodation which is finished to a very high standard through with good accessibility and parking available.

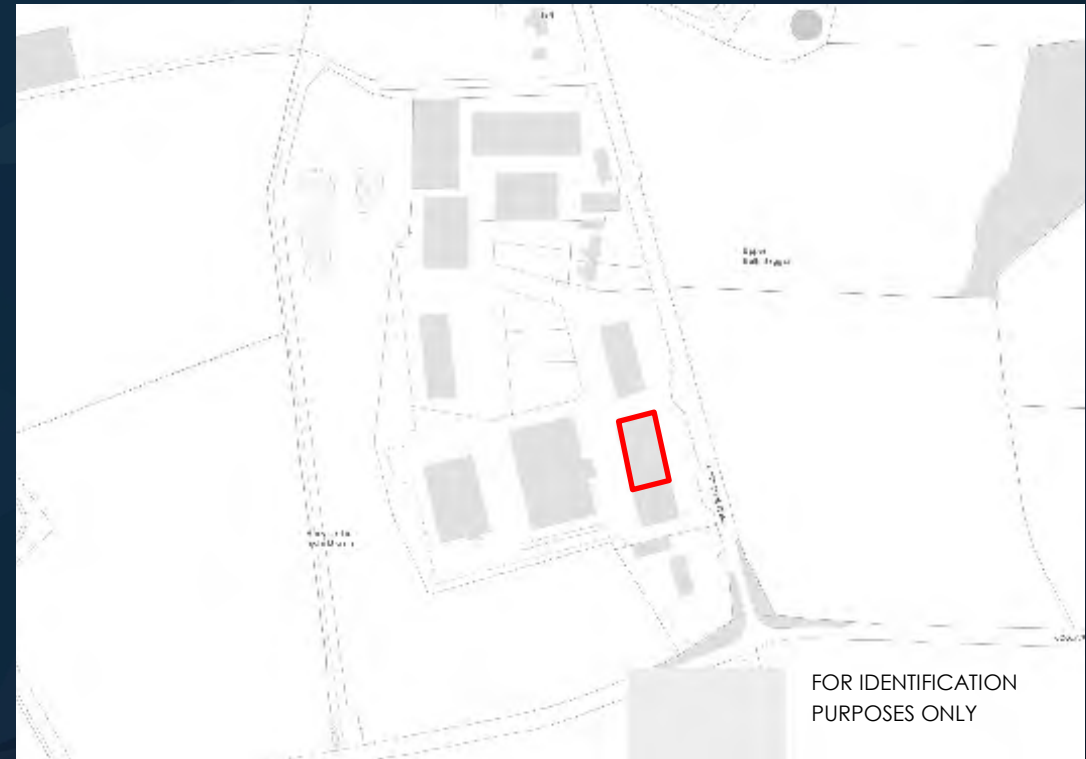
ACCOMMODATION

DESCRIPTION	AREA (M ²)	AREA (SQ FT)
Office 1	17.6	189
Office 2	11.4	123
Office 3	13.2	142
Open Plan Offices	101.7	1,094
Office 4	12.9	139
Office 5	14.1	152
W. C Facilities	10.2	110
Kitchen	17.6	189
Rear Offices	100.8	1,085
Laboratories	789.9	8,502
Laboratory Reception	25.8	278
Kitchen	37.4	403
W.C Facilities		
Mezzanine Floor (function room & offices)	193.0	2,078
TOTAL	1345.6 M²	14,484 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/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: C5055





LEASE DETAILS

RENT:	£52,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Full repairing and insuring lease
SERVICE CHARGE:	Negotiable
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)

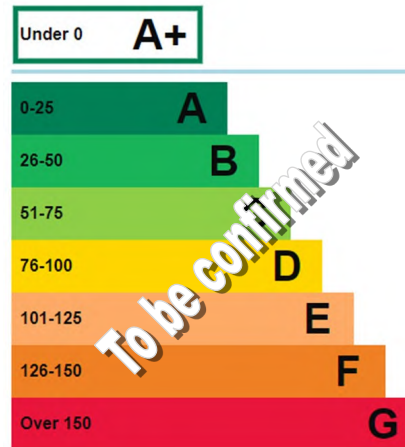
NAV:

Unit 1 (Factory):	£40,850
Unit 1(1st Floor Offices)	£7,900
Unit 2:(Warehouse Offices / Lab)	£12,200

Estimated rates payable in accordance with LPS Website:
£36,871.65

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

HENRY TAGGART

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O'CONNOR KENNEDY TURTLE

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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.