

The logo consists of the letters 'OK' stacked above the letter 'T', all in a bold, black, sans-serif font. The logo is positioned in the top right corner of the image, partially overlapping a yellow triangular graphic element.The text 'TO LET' is written in a large, bold, white, sans-serif font. It is positioned in the lower-left quadrant of the image, overlaid on the photograph of the building.

Beresford House, 2 Beresford Road, Coleraine, BT52 1GE

Modern First Floor Office Accommodation with Car Parking extending to c. 42 sq m (446 sq ft)

LOCATION

Coleraine is the dominant town in the Northern Area Plan and is recognised as the 5th largest town outside Belfast and is well connected to the Province's main road networks.

The subject is located on an extremely prominent position off Beresford Road, part of the one way system circulating Coleraine Town Centre.

DESCRIPTION

An excellent opportunity to locate within this historical building offering high quality office accommodation and great character. The office is fully fitted to include suspended ceilings with recessed strip lighting, modern electric heating, carpet flooring and staff facilities by way of kitchen provision.

The office benefits from 2 no. designated car parking spaces. Additional parking spaces are available if required.

ACCOMMODATION

FIRST FLOOR

AREA (SQ M)

AREA (SQ FT)

Main Office	c. 20.9 sq m	216 sq ft
Office	c. 9.99 sq m	107 sq ft
Office	c. 7.70 sq m	82 sq ft
Kitchen	C. 3.78 sq m	41 sq ft

TOTAL ACCOMMODATION

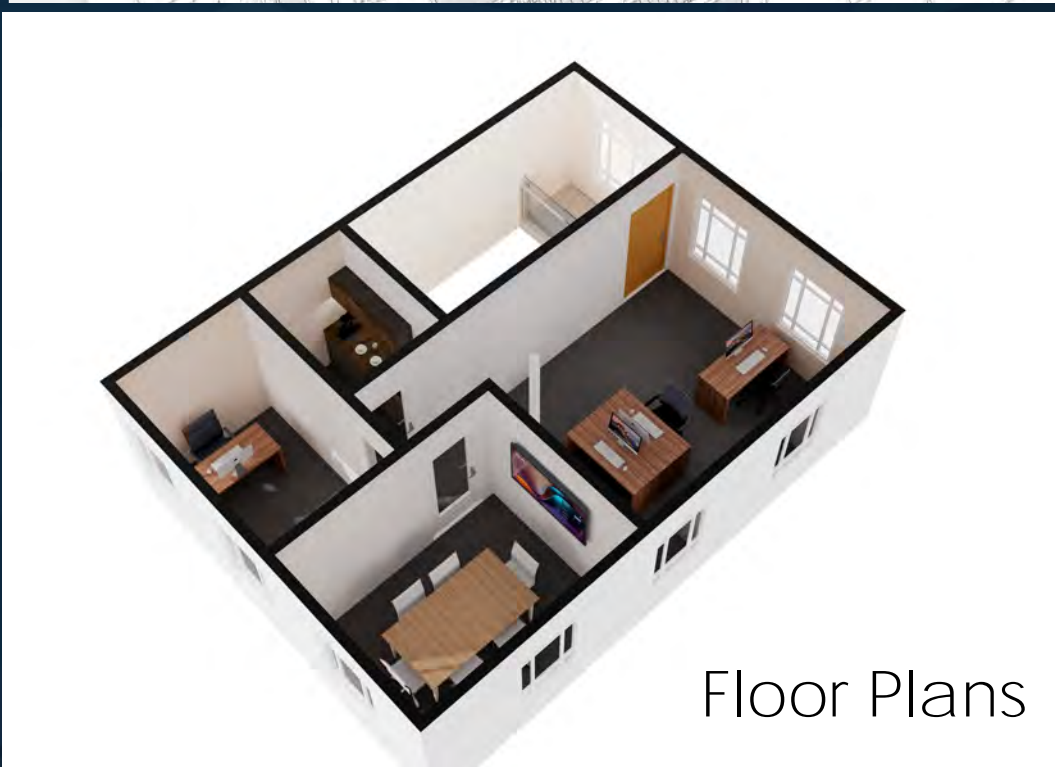
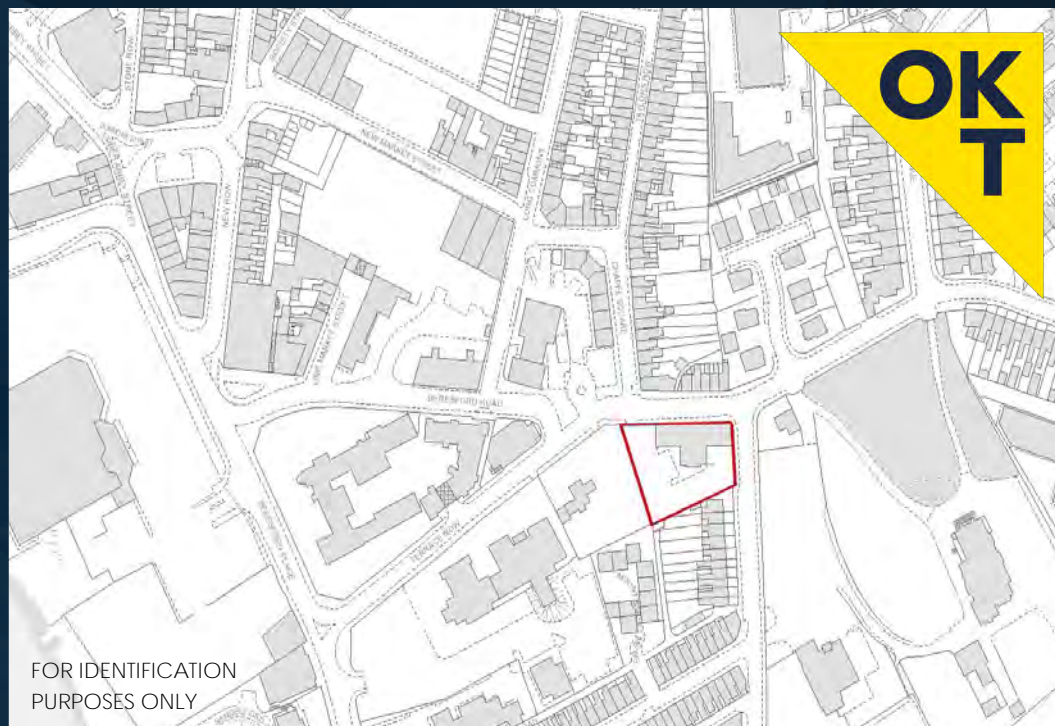
41.56 SQ M

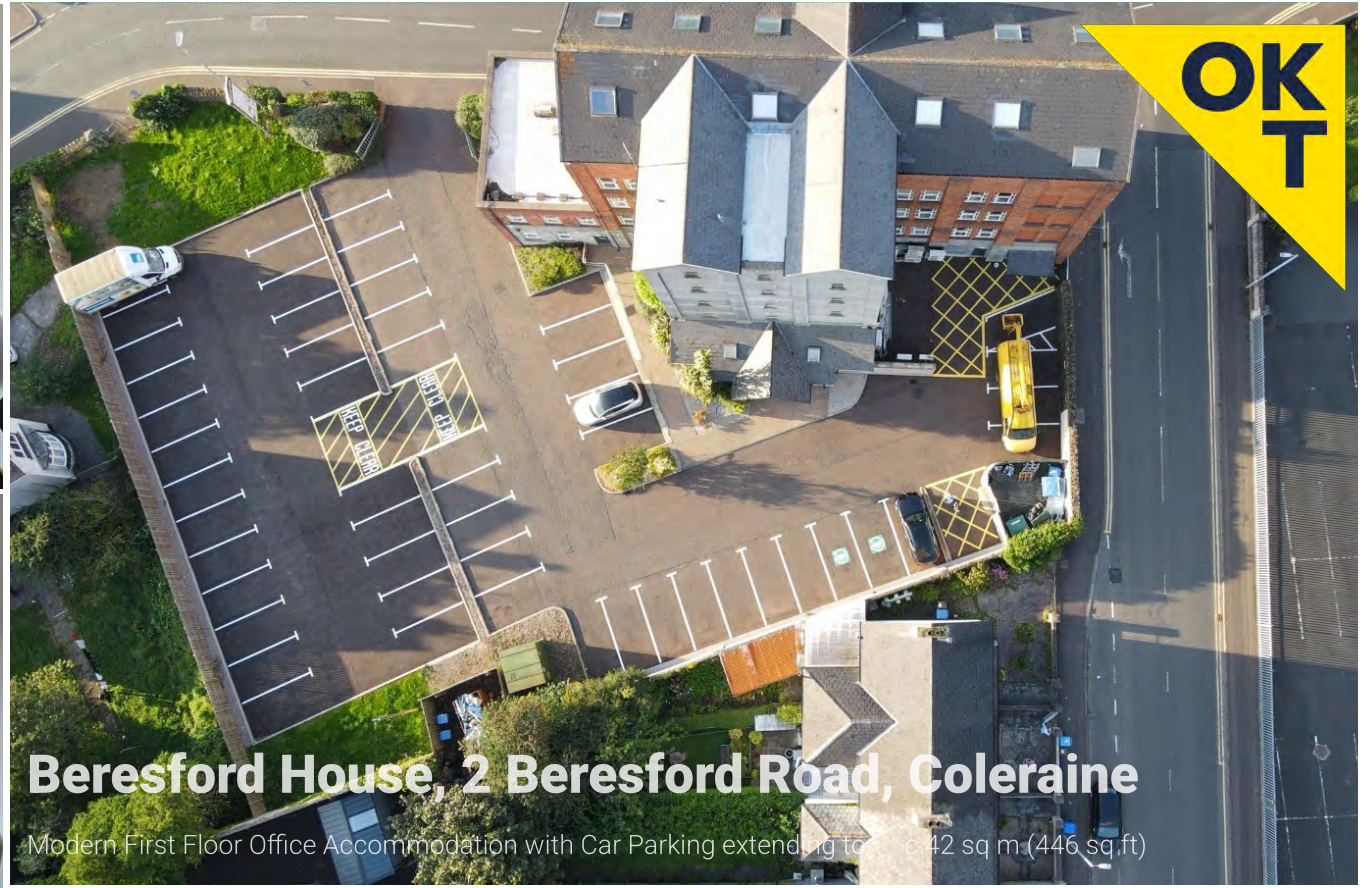
446 SQ FT

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: C2392 (2023)





LEASE DETAILS

RENT:	£6,000 per annum
TERM:	From 3 years
REPAIRS / INSURANCE:	Effective full internal repairing and insuring lease
SERVICE CHARGE:	Additional charges apply in terms of Service Charge to include building insurance, security, management and cleaning. Charged on a proportional basis.
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.

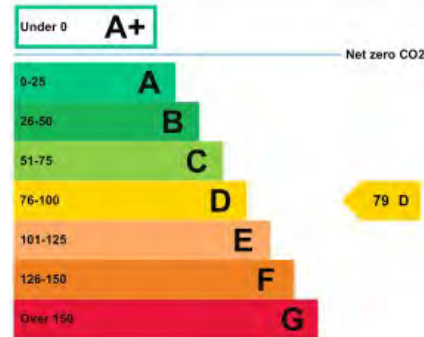
NAV (RATES PAYABLE)

NAV: £2,250

Estimated rates payable in accordance with LPS Website: £1,245

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:

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.