



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover | Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170





ARMSTRONG GORDON

& Company Limited

THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

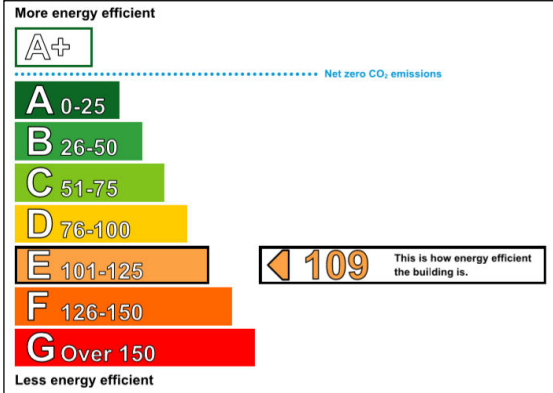


64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) 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 or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

ARMSTRONG GORDON



COLERAINE

38 Railway Road

BT52 1PE

Price: £155,000

To Let: 12,500 per annum

028 7083 2000
www.armstronggordon.com

The subject office building provides three floors of office accommodation which comprises a mix of open plan accommodation with separate meeting rooms, reception/waiting area, kitchen, toilets and an underground cellar. Previously used by a well known insurance company the building should provide a range of opportunities to a wide spectrum of potential clients.

In Coleraine town centre proceed to the top of Union Street and take your last right onto Railway Road. No 38 will be located on your right hand side on the corner of Circular Road.

ACCOMMODATION COMPRISES:

GROUN FLOOR:

Main Office: 46'8 x 36'11 Overall

This space currently holds 18 workstations, a visitor seating area, admin photocopying area and has power and network points in situ.



LOWER GROUND:

Cellar: 27'0 x 22'8

With two storage cupboards, two basins, kitchen and storage room.



FIRST FLOOR:

Office 1: 13'0 x 11'1

Office 2: 14'4 x 12'0

Office 3: 15'3 x 11'6

Office 4: 11'5 x 10'2

Office 5: 22'0 x 12'0 (average)



SECOND FLOOR:

Bathroom Facilities: 18'5 x 7'10

SPECIAL FACILITIES:

- ** Electric Heating
- ** Partial Wooden Double Glazed Windows
- ** Prime Town Centre Location
- ** Available From 1st October 2020
- ** 3 Floor's & Cellar

CAPITAL VALUE:

£12,400.00 (Rates: £6,542.28)

TENURE:

Leasehold