



# 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



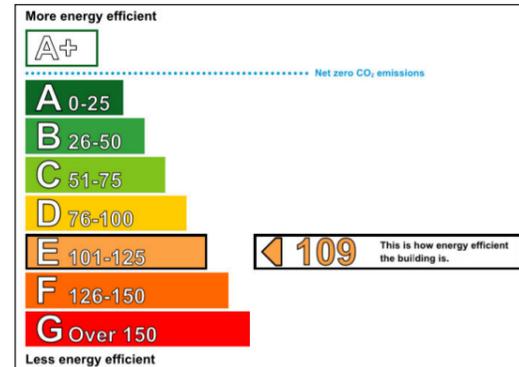
# ARMSTRONG GORDON



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## 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.

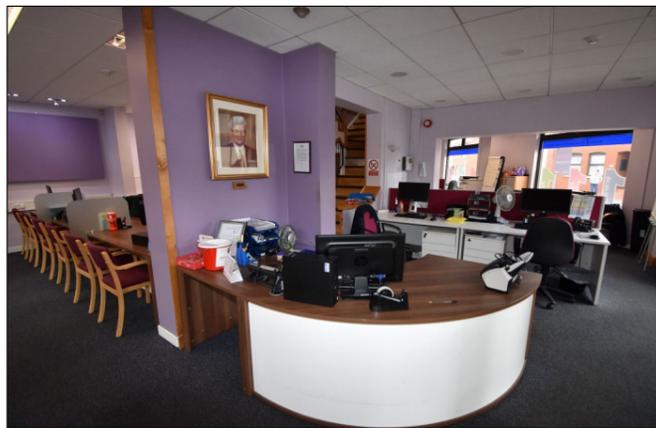
In Coleraine town centre proceed to the top of Union Street and take your last right onto Railway Road. No 38 will be located on your right hand side on the corner of Circular Road.

#### ACCOMMODATION COMPRISES:

##### GROUND 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