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ARMSTRONG GORDON



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COLERAINE

FOR RENT: 3 Units at 13 Waterside (Office, studio & workspace)
 BT51 3DP
 Room 1: £100 per week
 Room 2: £80 per week
 Room 3: TBC

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028 7083 2000
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An excellent opportunity to secure a versatile commercial space in the sought after Waterside area of Coleraine — perfect for creatives, freelancers, small businesses, or those in the beauty and wellness industry. This bright and functional office/studio is located in a quiet, well maintained building, offering a clean and professional environment with a modern feel that promotes both comfort and productivity. The space includes multi use rooms, and is currently home to an established beauty and tanning salon, making it an ideal setup for someone in a similar field looking to move straight in.

Travelling into Coleraine on the Castlerock road at the traffic lights go through them towards the old bridge and number 13 is on your left hand side.

ACCOMMODATION COMPRISES:

SPECIAL FEATURES:

- ** Oil & Electric Heating
- ** Rent Includes Rates, Heating & Wi-Fi & CCTV
- ** Building Monitored By CCTV
- ** Flexible Leasing Terms Available
- ** Prime Town Centre Location
- ** Room 1 is 220 Sq. Ft (First Floor) £100.00 per week
- ** Room 2 is 107 Sq. ft (Second Floor) £80.00 per week
- ** Room 3 is TBC
- ** Rent May Vary Depending On Type Of Tenant & The Intended Use Of The Space
- ** On Street Parking & Free DOE Car Parking To The Rear
- ** Entire Building May Be Available Including Ground Floor
- ** Ideal For Office, Studio, Or Salon Use
- ** Prime Coleraine Location

TENURE:

TBC

CAPITAL VALUE:

£4,050 (Rates: £2,450.00 p/a approx.)

Term:

Terms Negotiable.

Insurance:

Landlord to insure, tenant to reimburse.

Repairs:

Internal repairing lease.

VAT:

All outgoing and rentals are quoted exclusive of but may be liable to VAT.

