



Earl Lewis  
HARVEY QUALITY SURVEYORS



**OKT**  
O'CONNOR KENNEDY TURTLE

**TO LET**

Well Apportioned Modern Office Suite

**4a Hillmans Court (Off Ballycastle Road)**

**Coleraine, BT52 2DF**

# LOCATION / DESCRIPTION

Coleraine is the main hub town of the Causeway Coast region and is well connected to the Province’s main road and rail networks.

The subject is easily accessed off the Ballycastle Road which provides easy access to the town by bypass, without the hassle of mid town traffic and associated parking problems.

Excellent modern office accommodation, situated within the Hillmans Court development.

Office suite over ground and first floor includes fitted kitchen and disabled WC facilities and fitted cupboard unit and worktop in the main office area. When the current occupants vacate the space there may be an opportunity to incorporate some desks in with the lease if required.

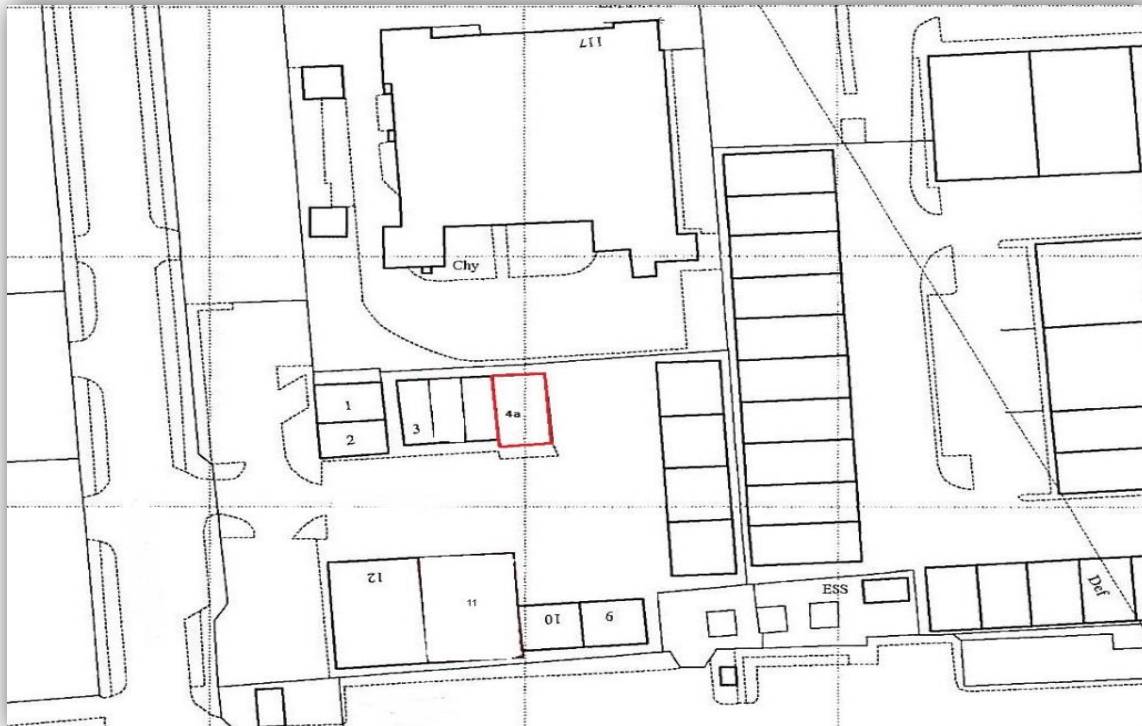
The subject benefits from allocated car parking facilities.

Viewing recommended to fully ascertain all this accommodation has to offer.

# ACCOMMODATION

| GROUND FLOOR  | m <sup>2</sup> | sq Ft |
|---|----------------|-------|
| TOTAL INTERNAL AREA   | 93.5           | 1,005 |
| Includes open plan office, 2 no. private offices, kitchen, WC & store |                |       |
| FIRST FLOOR   |                |       |
| TOTAL INTERNAL AREA   | 98.0           | 1,055 |
| Includes open plan office, private office and board room              |                |       |



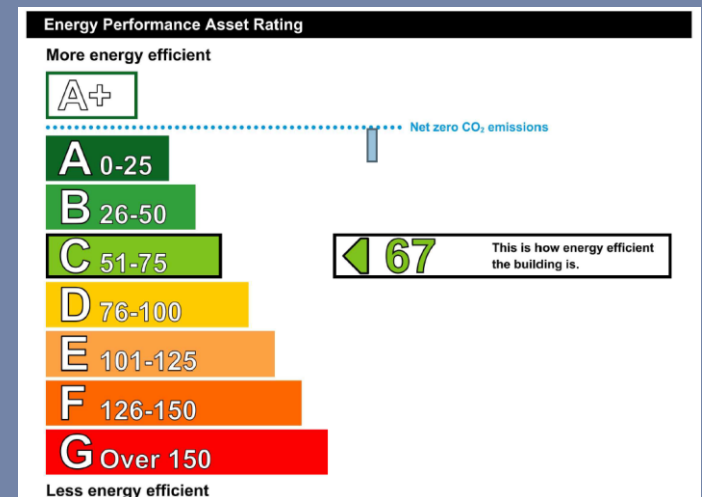


# LEASE DETAILS

|                 |   |
|-----------------|---|
| RENT:           | c. £12,000 per annum  |
| TERM:           | From 3 years  |
| REPAIR:         | Tenant to be responsible for repairs and maintenance                                |
| SERVICE CHARGE: | Tenant to cover the cost of other utilities and Service Charge for the development. |

## EPC

EPC rating: C67



# NAV

|                   |                      |        |
|-------------------|----------------------|--------|
| 4a Hillmans Court | Offices Ground Floor | £4,700 |
| 4b Hillmans Court | Offices First Floor  | £3,750 |

The commercial rate in the pound for 2019 / 2020 for Causeway Coast & Glens is 0.588556

# VAT

All prices, outgoings etc are exclusive of, but will be subject to VAT.

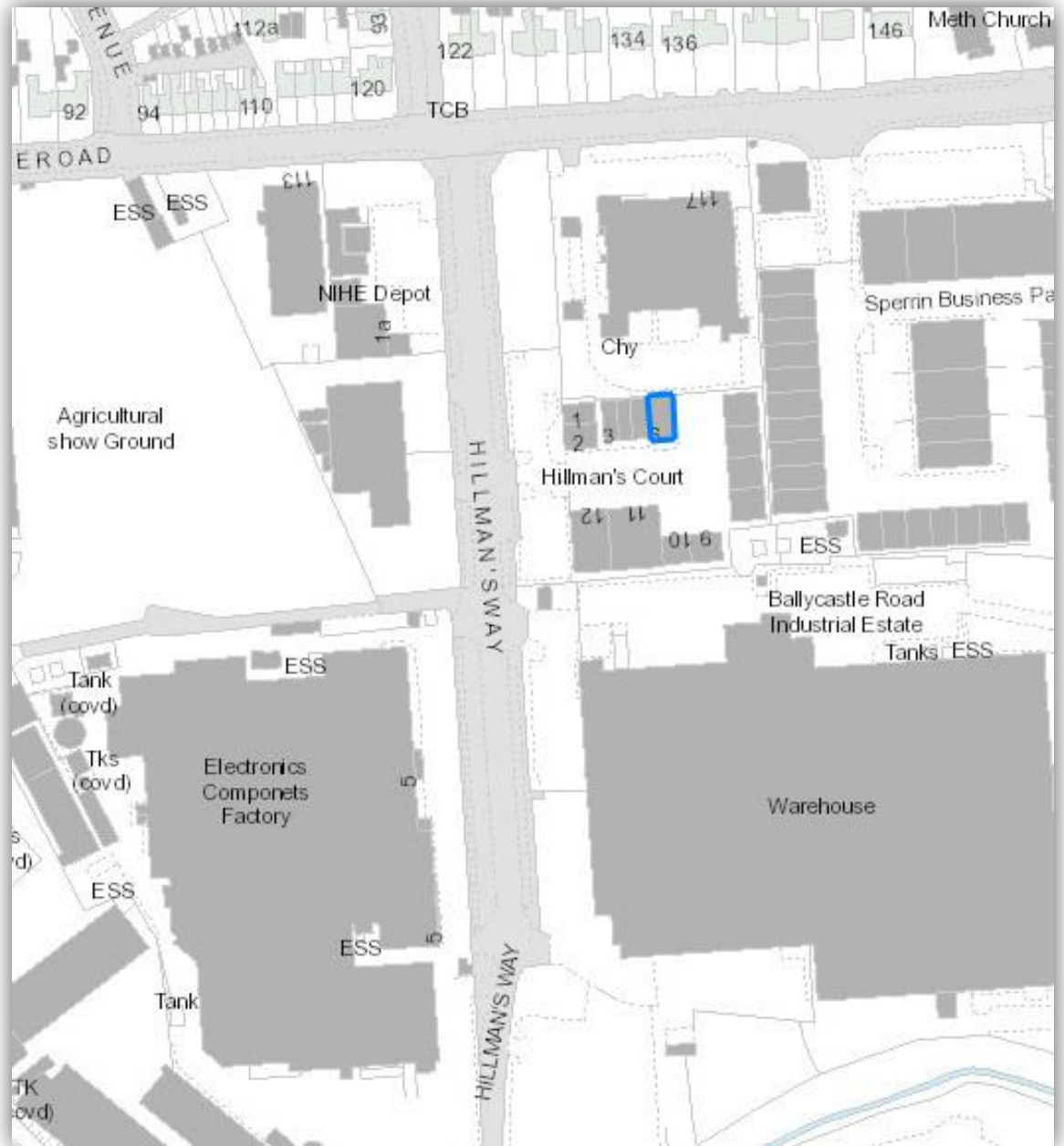
# FURTHER DETAILS



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Our Ref: HT/SB/C1362



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