



**OKT**  
O'CONNOR KENNEDY TURTLE

**TO LET** Excellent Modern DDA Compliant Office Accommodation with Car Parking  
**Beresford House, 2 Beresford Road, Coleraine, BT52 1HE**





## FEATURES

- Ground Floor Office Suite Extending to 2,228 Sq Ft
- First Floor Office Suite Extending to 2,268 Sq Ft
- Subdivision of both floors available circa 850 – 1290 Sq Ft
- Communal Facilities include entrance lobby, w.c facilities and lift
- Each suite benefits from secure key fob entry system and designated car parking
- Each suite is suitable for sub division or additional space is available if required

## LOCATION / DESCRIPTION

Coleraine is the dominant town in the Northern Area Plan and is recognised as the 5<sup>th</sup> 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.

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

Each office suite benefits from a number of designated car parking spaces with additional parking spaces available if required.

The office suites offer flexibility in terms of use and ability for sub division with various options available.

Available from September 2020

**0.4** MILES FROM  
COLERAINE TOWN CENTRE  
c. 5 mins walk time

**1** MILE FROM  
COLERAINE RAILWAY STATION  
c. 5 mins drive time

**1** MILE FROM  
A26 ARTERIAL ROUTE  
c. 5 mins drive time

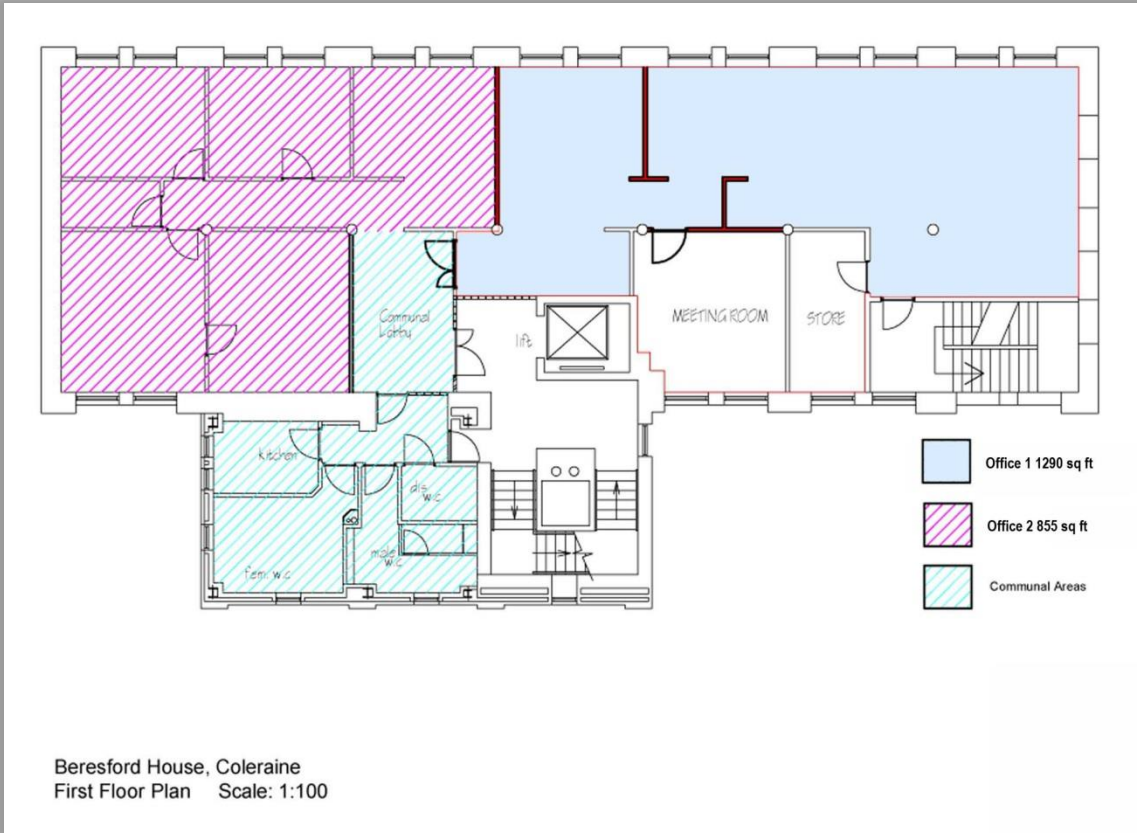
**2.5** MILES FROM  
UNIVERSITY OF ULSTER  
c. 10 mins drive time

# ACCOMMODATION

Floor	Description	Sq. M	Sq Ft
Ground	Open Plan Office (c. 60 people)	157	1,685
	Comms Room	27	291
	Kitchen	23	252
	<b>Total</b>	<b>207</b>	<b>2,228</b>
First	Open Plan Office (c. 60 people)	104	1,122
	Reception	29	308
	Board Room	15	157
	Office	10	109
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	Printing	7	80
	Store	8	83
	Store	3	31
	Kitchen	5	55
	W.C	-	-
	<b>Gross Internal Area</b>	<b>211</b>	<b>2,268</b>

# LEASE DETAILS

RENTAL:	Entirety:	Price on Application
	Ground Floor:	Price on Application
	First Floor:	Price on Application
	Sub Divisions:	On a pro rata basis
TERM / RENT REVIEW:	Negotiable	
REPAIRS:	Effective full internal insuring and repairing lease.	
SERVICE CHARGE:	Additional charges apply in terms of Service Charge, to include building insurance, security, management and cleaning. Charged on proportional basis.	







### 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/uksl/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.

## NAV

From our review of the Land and Property Service online website, the NAV for the subject property is as follows:

Address	Description	NAV
2 Beresford Road	Office (Ground & First Floor)	£18,400

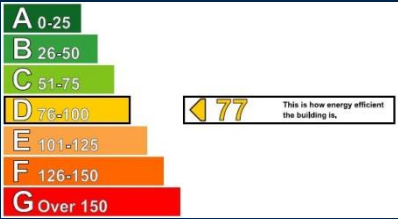
The Draft revaluation for April 2020 is proposed as follows:

Address	Description	NAV
2 Beresford Road	Office (Ground & First Floor)	£24,100

The commercial rate in the pound for 2019 / 2020 is £0.650848.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

## EPC (D77)



## FURTHER DETAILS



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Our Ref: MB/SB/C3219A(2020)

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