



**TO LET** Well Apportioned, First Floor Office Accommodation  
**1A Pates Lane, Coleraine, BT51 3DE**



# LOCATION / DESCRIPTION

The subject offers modern first floor office accommodation situated half a mile from the town centre in the waterside area of Coleraine with road frontage onto Pates Lane. The subject benefits from good onsite car parking and ease of access.

The unit is well fitted to include Cat 5 network cabling, mains gas fired central heating and kitchen and W.C facilities.

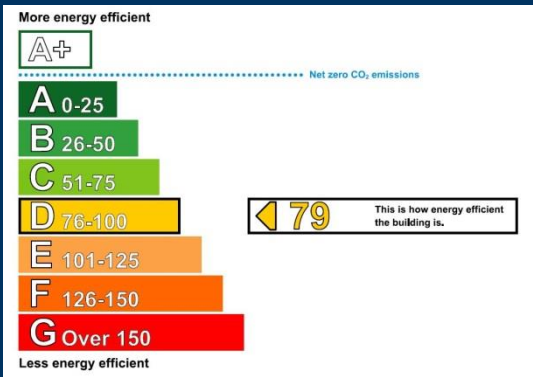
Surrounding occupiers include a good range of local service providers.

Available from November 2020

# ACCOMMODATION

DESCRIPTION	AREA sq ft	AREA sq m
Communal Entrance & Waiting Area		
Main Office	951	88
Private Office	266	25
Server	44	4
Kitchen	117	11
Store	81	8
TOTAL	1,469	136

# EPC





## 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/uksi/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.

# LEASE DETAILS

<b>RENTAL:</b>	£6,500 per annum
<b>TERM / RENT REVIEW:</b>	Negotiable from 3 years.
<b>GENERAL:</b>	Tenant to reimburse the landlord for the cost of annual building insurance and a portion of general upkeep

# NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £7,900

The commercial rate in the pound for 2020 / 2021 is £0.0.527603.

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

# VAT

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

# FURTHER DETAILS



**OKT**  
O'CONNOR KENNEDY TURTLE

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Our Ref: HT/SB/C4071A

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.