



OKT
O'CONNOR KENNEDY TURTLE

TO LET First Floor Commercial Premises Suitable For Office / Storage

**6A Gateside Business Park, Gateside Road
Coleraine BT52 2RE**

LOCATION / DESCRIPTION

Situated within this popular and highly accessible business setting close to Loughanhill Estate on the north eastern side of Coleraine's Ring Road (Bushmills Roundabout).

The space is mostly open plan at present with one small private office, but can be configured for many other uses as needed.

Suitable for storage, distribution, office, leisure etc, subject to planning where needed.

Well provisioned for parking in the communal area to the front.

ACCOMMODATION

| 6A Gateside Business Park | m² | sq ft |
|---------------------------------------|---------|-------------|
| Total Floor space Inc. Private Office | 97.0 | 1,044 |
| WC Facility | - | - |
| | 97.0 m² | 1,044 sq ft |

LEASE DETAILS

| | |
|--------------------|--|
| RENTAL: | £4,800 per annum to include an element for annual service charge and building insurance. |
| TERM: | From 3 years |
| REPAIRS/INSURANCE: | Tenant responsible for internal repairs and upkeep of roller shutter door. |





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.

NAV

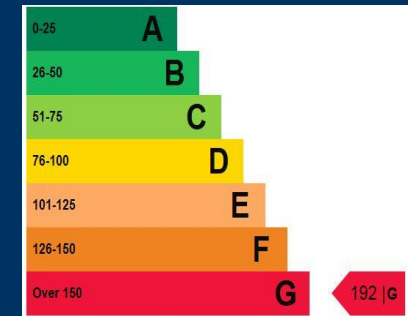
From our review of the Land and Property Service online website, the NAV for the subject property is as follows:

| | | |
|--------------------------|------------------|--------|
| 6AGateside Business Park | Store / Workshop | £2,850 |
|--------------------------|------------------|--------|

The commercial rate in the pound for 2020 / 2021 is £0.527603, equating to a rates bill for the current year of c. £1,130 (when allowing for small business rates relief)

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable. NOTE: Due to the COVID-19 the unit may qualify for additional business rates relief for the period April 2021 to April 2022.

EPC



VAT

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

FURTHER DETAILS



OKT
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle
20 – 22 Stable Lane
Coleraine BT52 1DQ
T +44 (0)28 7034 4244

CONTACT: HENRY TAGGART | henry.taggart@okt.co.uk

Our Ref: HT/PD/C4304

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.