



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Bensons**
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

Unit 2, 11 Somerset Road, Coleraine, BT51 3LL



- Adaptable accommodation finished to shell finish
- First floor mezzanine
- Good eaves height
- All services available
- Electronic roller shutter
- Parking will be allocated
- Service charge to be confirmed
- Rent: £30,000 per annum + VAT

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
 2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
 3. These particulars do not constitute a contract or part of a contract.
 4. All measurements quoted are approximate.
 5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Warehousing extending to circa 456.4 SQ M (4,912 sq ft) with additional mezzanine of c.100 sq m

