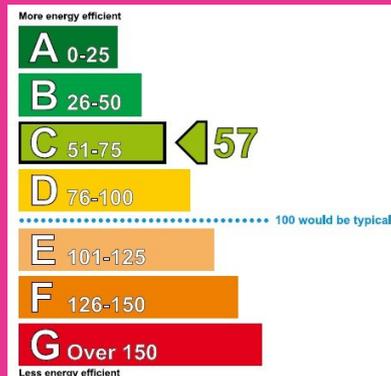


# TO LET

GROUND FLOOR c. 2,879 Sq. Ft. / 267.5 Sq. M.



**RIVERSIDE HOUSE**  
**28 PORTSTEWART ROAD**  
**COLERAINE, BT52 1RN**



## LOCATION / DESCRIPTION

- High profile office building.
- Excellent accommodation situated on ground floor.
- Ground floor extends to approx. 2,879 Sq. Ft. / 267.5 Sq. M.
- Extensive onsite parking facilities.
- Prominent location in close proximity to Causeway Coast and Glens Council Offices, the University of Ulster and the new Enterprise Zone.
- Gas Fired Central Heating.

## ACCOMMODATION

<b>Ground Floor</b>		
	<b>Sq. Ft.</b>	<b>Sq. M.</b>
Entrance Foyer	275	25.55
Reception	199	18.49
Disabled Toilet		
Office / Store	168	15.61
Family Room	179	16.63
Conference Room	246	22.85
Admin Office	233	21.65
Office 1	147	13.66
Office 2	154	14.31
Office 3	303	28.15
Office 4	232	21.55
Office 5	163	15.14
Office 6	154	14.32
File Store / Cons room	126	11.71
Kitchen	92	8.55
Male / Female Toilets	168	15.61
Store	40	3.72
	<b>2,879</b>	<b>267.48</b>

**(028) 7034 4433**

**WWW.PHILIPTWEEDIE.COM**

## LEASE DETAILS

- Rent:** Price on Application
- Term:** Negotiable subject to 5 yearly review.
- Repairs:** Tenant shall be responsible for the interior of their demised area and shall make a fair contribution to the maintenance of the common areas.
- Insurance:** Landlord to pay and tenant shall reimburse fair proportion of annual premium.
- Rates:** Tenant shall be responsible for payment of rates.
- Sub-Division:** Consideration shall be given to sub-dividing the office space.

## VAT

All figures quoted are exclusive of but maybe subject to VAT.



Regulated by RICS



## Viewing

Strictly by appointment with Agent.

## EPC Rating

C57

## NAV

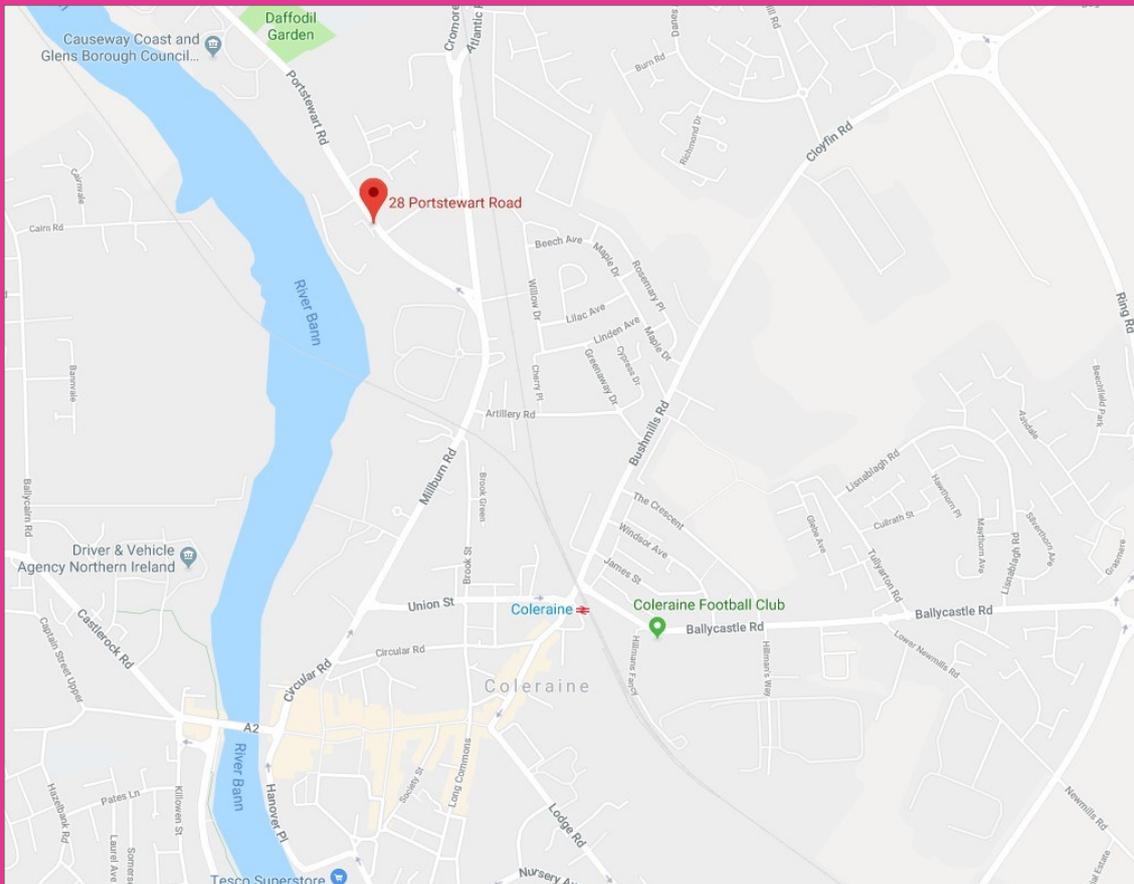
Ground Floor Offices      £10,700

The commercial rate in the pound for 2018-1019 is £0.578876.

## CONTACT

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PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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