



TO LET



OKT
O'CONNOR KENNEDY TURTLE

Secure Industrial Yard (Can Be Sub Divided)
Extending To C. 3.85 Acres / 1.56 Hectares

Glasgort Road, Aghadowey
Coleraine BT51 4AF

LOCATION & DESCRIPTION

Located in an accessible location, c. 5 miles to Ballymoney and 9 miles to Coleraine, in the east of Co Derry.

The site includes a sizeable c. 11,700 sq ft open sided shed all set within a concrete based yard.

Ideal for storage / production or other uses with modification where needed.

Other features include

- Secure yard with fence around entire perimeter.
- 3 Phase supply and mains water connection available.
- Sub division potential. All proposals will be considered.



ACCOMMODATION

DESCRIPTION	Sq M	Sq Ft
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Main Covered Area	1,091	11,700
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Total Yard Area	1.56 Ha	3.85 Acres
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- Landlord willing to make modifications to meet tenant's specifications, within reason.

LEASE DETAILS

TERM: From 3 years

RENTAL: £12,000 per annum (higher rental will apply if landlord encloses store).

INSURANCE: Tenant to be responsible for insurance of building and public liability premium.

REPAIRS: Tenant to maintain or improve upon the existing standard of repair.

N.A.V

To be assessed.

The current commercial rate in pound is 0.573976.

VAT

All prices quoted are exclusive of VAT



EPC (Energy Performance Certificate)

Not Applicable



Further Information

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