

# TO LET

## Modern High Spec Offices within an Exciting Business Hub River House, Castle Lane, Waterside, Coleraine BT51 3DR



### LOCATION

River House is located on Castle Lane in the Waterside area of Coleraine, only 2 minutes walk from the town centre, with its range of coffee shops and retail outlets.

River House is a fully DDA Compliant building which also benefits from **FREE** on-site parking at the front door within one of the towns main DOE car parks.

### DESCRIPTION

Modern High Spec Office Suites situated within an Exciting Business Hub suited for both start up and established businesses.

Suite 2 extends to c.1,500 sq.ft. on the ground floor. Currently divided into 5 offices of which one enjoys panoramic views of the river and a large training room, the unit also benefits from an integral kitchen and unisex accessible WC.

Suite 5 extends to c.2,230 sq.ft. on the second floor. Refurbished in 2018 with data capability for 30 workstations in largely open plan area with river views. Installed OFCH with AHU heat recovery air circulation and LED lighting suitable for monitor viewing. Dedicated kitchen, telecoms and data server rooms.

River House has Paxton fob and PIN access control throughout, CCTV throughout and is finished to include suspended ceilings, air exchange systems, wiring and CAT5 cabling.

Opportunity exists for bespoke customisation of the internal layout for both suites.

Suite 2 and suite 5 have an interconnecting private stairway so both units could form one, potentially offering workstations for +/- 50 people as one suite.



**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)**

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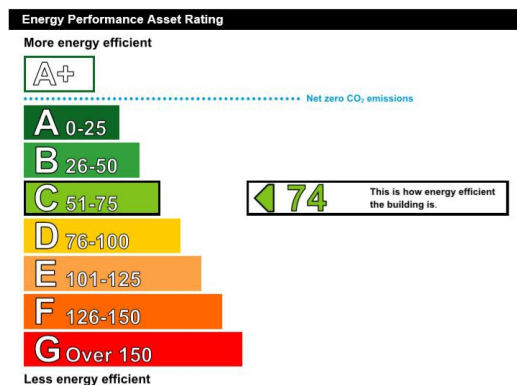
### ACCOMMODATION

Ground Floor	Office Suite 2	c.1,500 sq.ft.	(139.4 sq.m.)
Second Floor	Office Suite 5	c.2,230 sq.ft.	(207.2 sq.m.)

### LEASE DETAILS

RENT	Suite 2	£15,000 per annum exclusive	
	Suite 5	£20,000 per annum exclusive	
TERM		Negotiable, subject to a minimum of one year.	
VAT		All rentals quoted are exclusive of VAT, which is chargeable on rent and outgoings	
REPAIRS		Full Internal Repairing and Insuring basis plus Service Charge	
SERVICE CHARGE		£1.10 per sq.ft.	
RATES	Suite 2	NAV	£6,150
		Rates payable 2020/21 inc SBRR	£2,434
	Suite 5	NAV	£8,950
		Rates payable 2020/21 inc SBRR	£3,542
EPC		Ground Floor C-74	Second Floor C-75
VIEWING		By appointment with Agent 028 9042 4747	
		Joint Agents - Northern Real Estate, 43 New Row, Coleraine 028 7032 9222	

### Ground Floor EPC



### Second Floor EPC

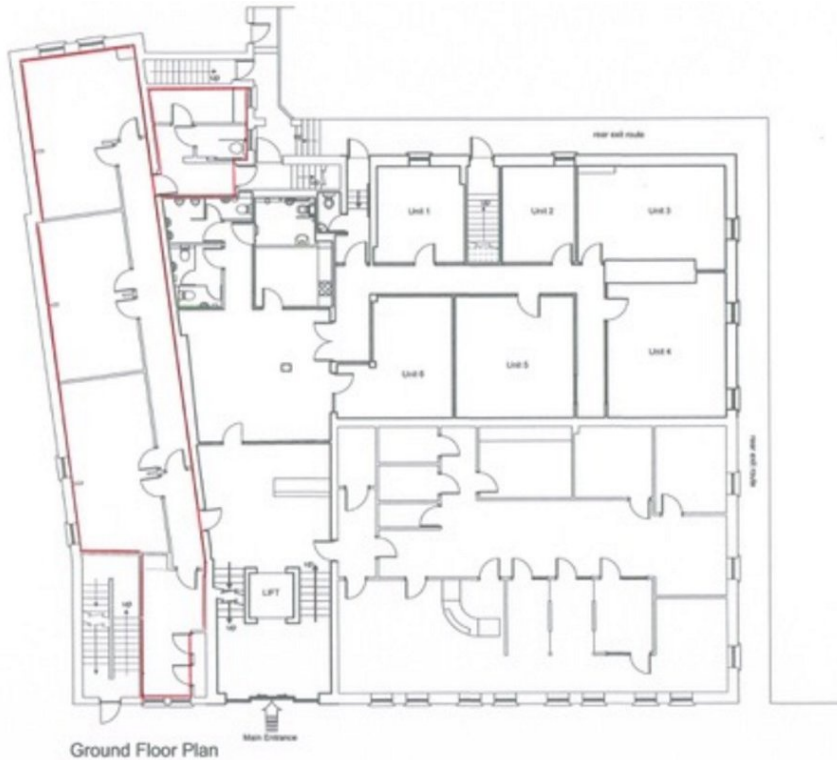


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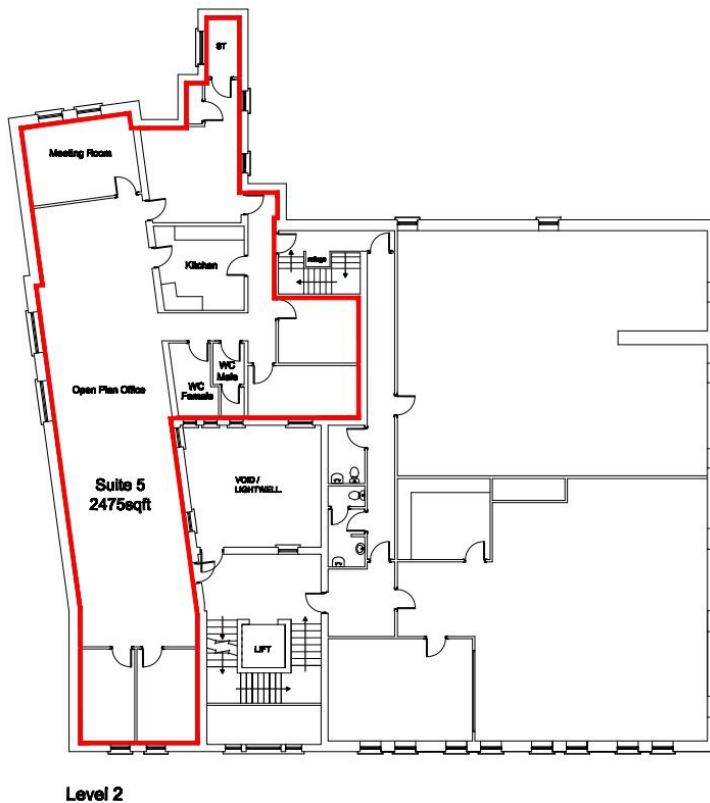
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### Suite 2



### Suite 5



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