

OK
T



TO LET

River House, Castle Lane, Coleraine, BT51 3DR

Fully Flexible Serviced Office Options and Co-Working Desks

LOCATION

Coleraine is the dominant town in the Northern Area Plan and is recognised as the 5th largest town outside Belfast and is well connected to the Province's main road networks.

The subject is located in an extremely prominent position off the Waterside Car Park looking onto the River Bann, to the west of the town centre and Diamond Shopping Centre, with ease of access to road and rail networks

An excellent opportunity for businesses to locate within this building offering high quality office accommodation. The Business Centre offers a variety of fully serviced office options starting from 100 Sq Ft (2 person) up to 244 Sq Ft (7 Person) as well as hot desking and coworking spaces designed to meet the requirements of business of all sizes.

The office suites offer flexibility with various options available.

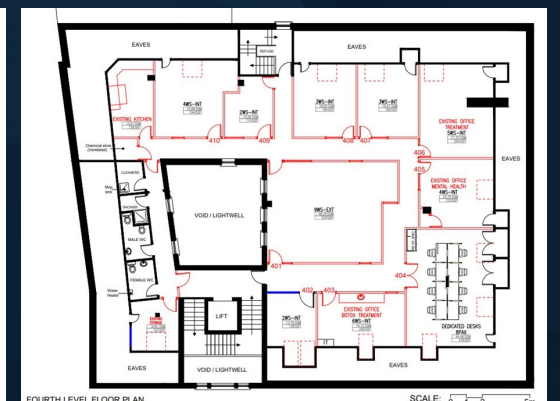
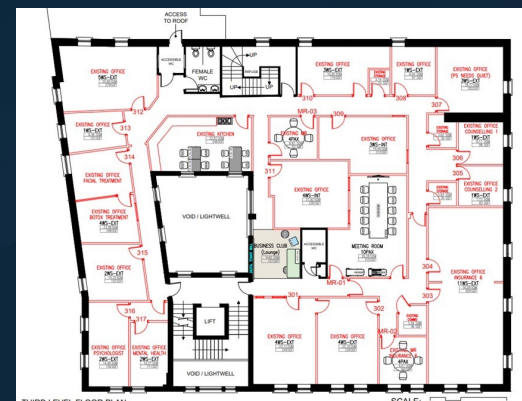
FEATURES

- Serviced Offices available starting from £100/week plus VAT
- Co-Working Desks available starting from £28/week plus VAT
- Flexible month to month basis or 12 month contracts available
- Business Wifi included in price
- Utilities/rates and maintenance included in price
- Access to community meeting room (free for up to 2 hrs per day)
- Unlimited tea / coffee (bean to cup machine)
- Access to kitchen
- Use of Regus Offices Worldwide across all Regus Centres

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.

REF: C4893





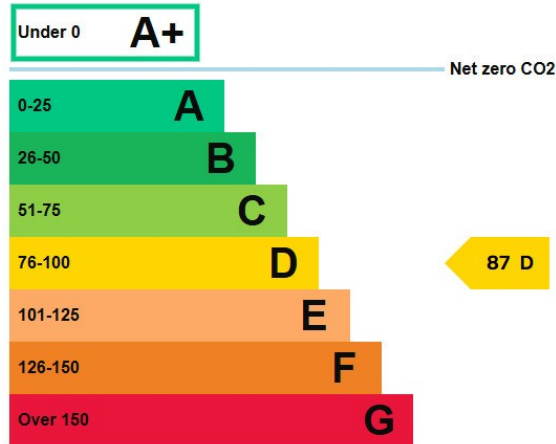
AVAILABILITY

FLOOR: Third & Fourth Floor
SIZE: Various—2 person, 4 person, 5 person & 7 person offices available
PRICE: On Request

Availability correct as of February 2024, other offices may be available at the time of enquiry.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

EPC CERTIFICATE



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

SHAUNA BROLLY

07872 055 501

shauna.brolly@okt.co.uk

HENRY TAGGART

07989 552 758

henry.taggart@okt.co.uk



OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.