




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 	

Let's point you in the right..... **DIRECTION**

- Approx. 208 sq m / 2,239 sq ft
- Convenient location close to Newcastle Main Street
- Suitable for a variety of uses
- Electric roller shutter access
- Multiple power outlets
- Water supply and soil pipe connection
- Storage and operational space throughout

£850 Per Month

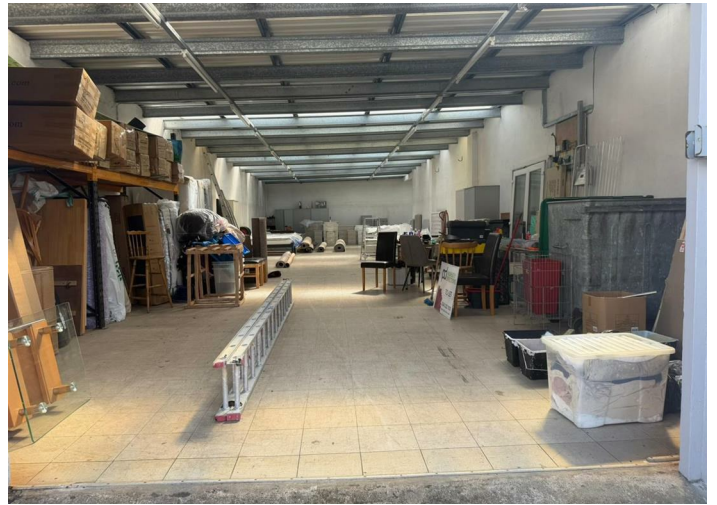
14 Valentia Place

Newcastle, BT33 0EH

Commercial premises extending to approximately 208 square metres (2,239 square feet), located within Valentia Place just off Newcastle Main Street.

The unit is currently used as a furniture warehouse and would be suitable for a range of commercial uses, subject to any necessary approvals.

The accommodation benefits from an electric roller shutter door, multiple power outlets throughout, together with a water supply and soil pipe connection located to the rear of the unit.



If you are considering the sale of your own property, we would be pleased to provide you with a valuation. | We are able to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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