



Instinctive  
Excellence  
in Property.

# To Let

Excellent Warehouse Unit  
c. 3,531 sq ft (328 sq m)

Unit 7  
18 West Bank Road  
Belfast  
BT3 9JL

WAREHOUSE



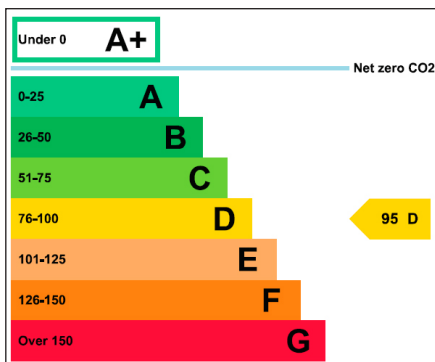
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### WAREHOUSE

### EPC



### Location

The subject property is located on West Bank Road just off Dargan Road within the North Foreshore and a short distance from the M2 motorway. Access to the unit is via the Fortwilliam roundabout.

Neighbouring occupiers include Value Stream Machinery, IFS and Tri- power Environmental Energy.

### Description

This end terrace unit is of modern steel portal frame construction to incorporate traditional block-built ground level walls and an electric roller shutter. The unit is situated in a boundary fenced site and benefits from an external yard area with security lighting and car parking.

The internal specification comprises a ground floor office, WC facilities with mezzanine floor accommodation. Warehouse benefits from a 6.85m eaves height.

### Accommodation

Areas provided by client. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor Warehouse	3,057	284
First Floor Mezzanine	474	44
<b>Total</b>	<b>3,531</b>	<b>328</b>

### Lease Details

**Term:** 10 year lease  
**Rent Review:** Open market review in 5th year  
**Rent:** £20,000 per annum exclusive  
**Service Charge:** Estimated at £800 per annum plus VAT for 2024/25.

### Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £14,000  
**Rate in the £ for 2024/2025:** £0.599362  
**Estimated rates payable:** £8,391.07

### VAT

The property is VAT registered and VAT is payable on all outgoing.

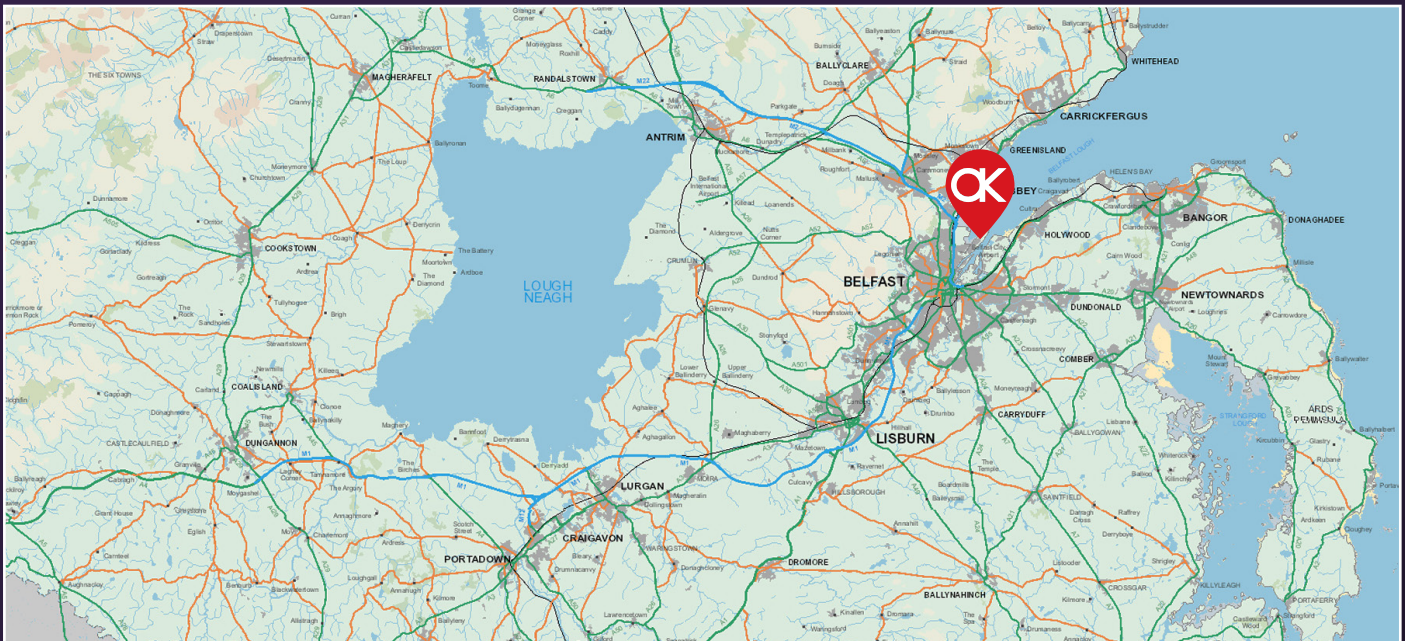
### Anti-Money Laundering

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





FOR IDENTIFICATION PURPOSES ONLY



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## 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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

## MISREPRESENTATION ACT 1967

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