



Instinctive
Excellence
in Property.

To Let

Modern First Floor Office with On Site Car Parking
c. 1,873 sq ft (174 sq m)

Unit 7A, Locksley Business Park
39 Montgomery Road
Belfast
BT6 9HL

OFFICE



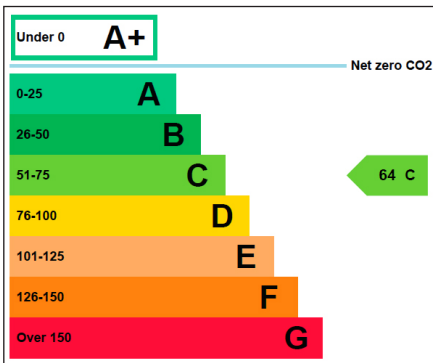
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EPC



Location

The office benefits from a prominent location fronting the Montgomery Road and is located just off the Castlereagh Road close to the junction with the outer Ring Road(A55). The property is in an easily accessible location within the greater Belfast area. The area is in a well-established business location with nearby occupiers including 360 Interiors, Belmont Furnishings, EH Services, LIDL and Lynas Food Outlet.

Description

The property comprises a first-floor office extending to approximately 1,873 sq ft (174 sq m) accessed via its own private doorway and staircase. The open plan office space is modern and bright and benefits from carpeted flooring, suspended ceilings with recessed LED lights and combined air heating and cooling.

There is a kitchen off the main office as well as male and female WC's and two partitioned offices. Access to the unit is to the rear of the main building with door access control and 3 no. dedicated car parking spaces.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
First Floor	1,873	174

Lease Details

Term: 3 year lease
Rental: £10,000 per annum exclusive
Service Charge: Estimated at £760 plus VAT per annum

Rates

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

Net Annual Value: £15,800
Rates in £ for 2024/25: £0.599362
Estimated Rates Payable: £9,470 per annum



VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

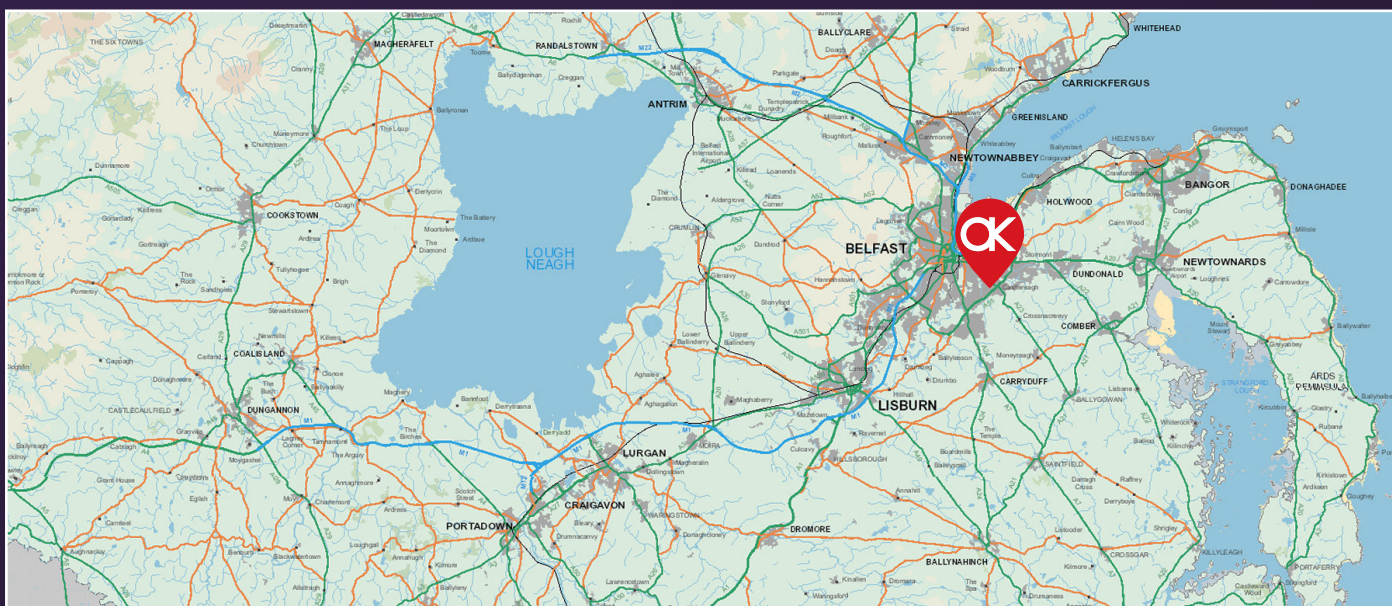
Anti-Money Laundering

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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