



Instinctive
Excellence
in Property.

To Let (By Way of A Sublease)

Office Suite
c. 1,808 sq ft (168 sq m)

Unit 24
40 Montgomery Road
Castlereagh
Belfast
BT6 9HL

OFFICE

BY WAY OF
A SUBLEASE

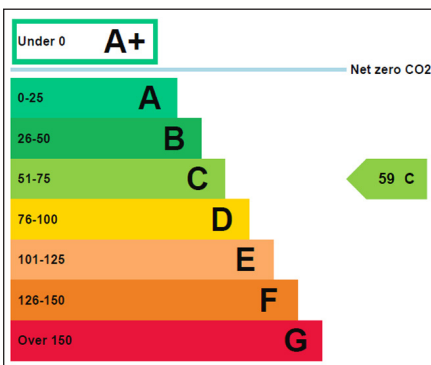


OFFICE

Location Map



EPC



Location

40 Montgomery Road is located adjacent to Cregagh Road and Castlereagh Road. The unit is situated within a gated and secure retail/commercial park. The busy area consists of retail, offices, cafes, and residential. Neighbouring occupiers include Lisnasharragh Police Station, Lisnasharragh Leisure Centre, Podium 4 Sport, Sports Medicine NI Ltd, and Beattie Flanigan.

Description

The first floor unit is made up of an open plan office space, meeting room, private offices varying in size, and WCs. The unit consists of wood flooring, suspended ceilings, LED lights, and carpeted reception, lift access and stairs. Car parking facilities are available on site.

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 Office	1,808	168

Lease Details

Term: Negotiable
Rental: £17,000 per annum exclusive
Service Charge: £1,808 per annum plus VAT - Subject to periodic review

Rates

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

Net Annual Value: £13,800.00
Estimated rates payable: £8,271.20

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.



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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/ukksi/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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