



Instinctive  
Excellence  
in Property.

# To Let

Excellent Industrial Unit  
With Office Accommodation  
c. 4,479q ft (416.2 sq m)

Unit 6  
18 West Bank Road  
Belfast  
BT3 9JL

INDUSTRIAL





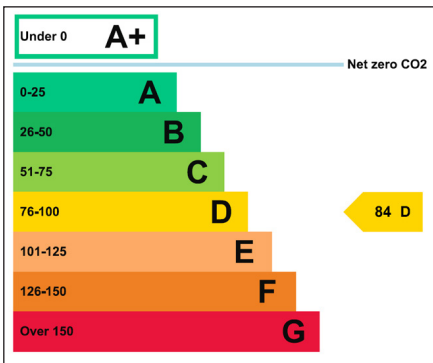
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### EPC



### 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 IFS MMA Gym, Tri-power Environmental Energy and Martini Consumables.

### Description

This mid terrace unit is constructed of modern steel portal frame with traditional block-built ground level walls.

The internal specification comprises office space on the ground floor with additional office accommodation and storage space available on the mezzanine level. The unit also includes kitchen and WC facilities, Gas Fired Central Heating and an electric roller shutter with a clearance height of 5m. The eaves height reaches 7.4m.

Located within a fenced boundary, the unit also offers an external yard area with security lighting and parking facilities.

### 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
Ground Floor	3,057	284
Office	749	69.6
Storage	673	62.6
<b>Total</b>	<b>4,479</b>	<b>416.2</b>

### Lease Details

**Term:** 10 year lease  
**Rent review:** Open market rent review in 5th year  
**Rental:** £24,500 per annum exclusive  
**Service Charge:** c. 30p per sq ft exclusive





## Rates

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

<b>Net Annual Value:</b>	£15,050
<b>Rate in £ for 2024/25 is:</b>	£0.599362
<b>Estimated rates payable:</b>	£9,020.40

## VAT

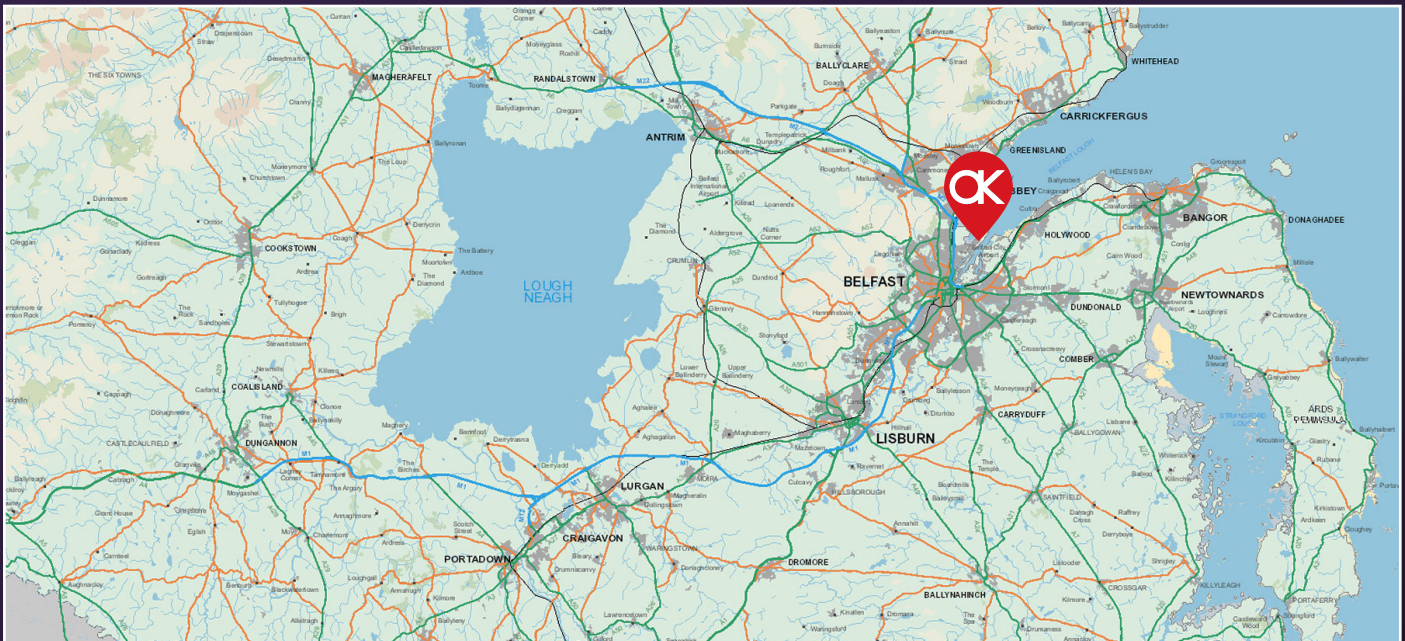
All prices, rentals and outgoings are quoted exclusive of VAT.

## 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/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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.