



Instinctive  
Excellence  
in Property.

# To Let

Prominent Site of 0.35 Acres  
Office Accommodation with Storage  
c. 4,852 sq ft (450.92 q m)

134 Stockmans Lane  
Belfast  
BT9 7JE

SITE / HARDSTANDING



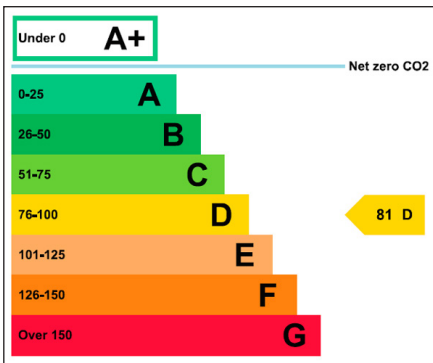
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## EPC



## Location

The premises occupies a prominent position fronting Stockmans Lane approximately 3 miles south of Belfast city centre. Stockmans Lane is one of the main arterial routes into the south of the city and benefits from a large volume of vehicular traffic and excellent accessibility to motorway networks via Junctions 1 and 2 of the M1 Westlink.

## Description

The subject comprises a semi-detached two storey office building on a 0.35 acre site with number of stores. The ground floor is open plan with kitchen and WC facilities and a rear store area. The first floor comprises three offices, two store areas and a WC.

Externally there are four storage warehouses, two which have first floor accommodation and a larger store and car valet facility. Access to the larger store is via electric roller shutter which has an eaves height of 4m.

## 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	Office/Stores	890	82.71
First Floor	Office/Stores	652	60.59
<b>Total Office</b>		<b>1,542</b>	<b>143.31</b>
Warehouse	Store 1	279	25.97
	Store 2	452	42.00
	First Floor	738	68.60
	Large Store	1,002	93.15
	Car Valet Store	839	78.00
<b>Total Warehouse</b>		<b>3,310</b>	<b>307.72</b>
<b>Total Accommodation</b>		<b>4,852</b>	<b>450.92</b>

## Lease Details

**Term:** Negotiable  
**Rental:** £40,000 per annum exclusive

*Incentives available subject to lease length and covenant strength*

## Rates

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

**Net Annual Value:** £17,700  
**Rate in £ for 2024/25 is:** £0.599362  
**Estimated rates payable:** £10,608.71

## 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.

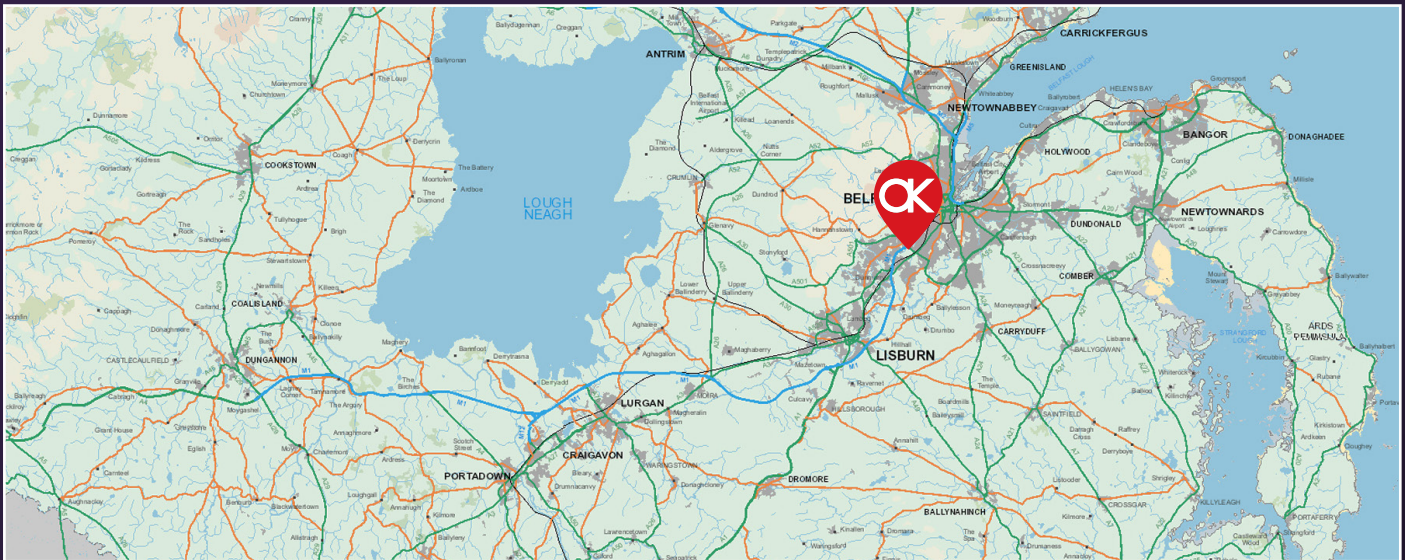








FOR IDENTIFICATION PURPOSES ONLY



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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

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.