



**Instinctive  
Excellence  
in Property.**

# To Let

**Excellent Office Accommodation**

**c. 1,185 sq ft**

40 Montgomery Road  
Belfast  
BT6 9HL

**OFFICES**



# To Let

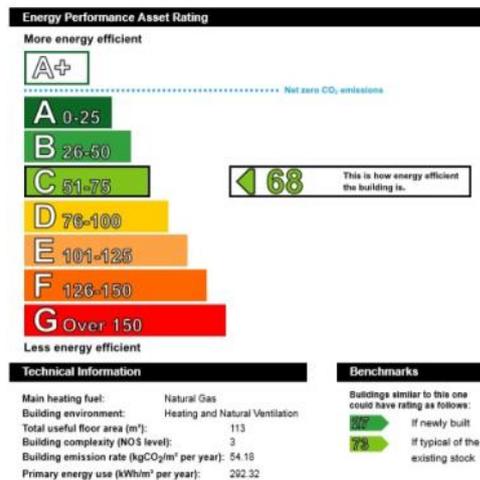
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## EPC



## Location

The subject development is located on Montgomery Road close to its junction with the Alanbrooke Road.

This is an extremely accessible part of Belfast approximately 2 miles from the city centre and adjacent to the Outer Ring Road (A55).

Occupiers within the development include CiNi, Beattie Flannigan Partnership, Box-It, Bassetts, Regatta Clothing, Fostering Network and Podium For Sport.

## Description

Internally the accommodation is finished to a high specification to include: -

- Suspended ceilings.
- Carpeted flooring.
- Solid veneered doors with chrome door furniture.
- Moulded skirting and architrave.
- Category 5c cabling network with rack and hub for telephones and IT networks.
- Central heating.

## Accommodation

We would detail the available accommodation on a net internal basis, in accordance with the RICS Code of Measuring Practice Sixth Edition. All areas being approximate: -

First Floor - Unit 3 : 110 sq m (1,185 sq ft)

## Rental Details

First Floor - Unit 3 : £12,000 p.a. exc.

## Lease Details

<b>Term</b>	:	New Lease.
<b>Rent Review</b>	:	Periodic review.
<b>Service Charge</b>	:	Will be levied to cover a fair proportion of the costs associated with maintaining and managing the development. Currently estimated at £0.60 per sq ft
<b>Repairs</b>	:	Full repairing and insuring lease.
<b>Insurance</b>	:	Tenant to repay a fair proportion of landlords insurance costs.

## Rates

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

Net Annual Value	:	£10,300.00
Non Domestic Rate in the £ 2019/2020	:	£0.614135
Estimated Rates Payable	:	£6,325.59

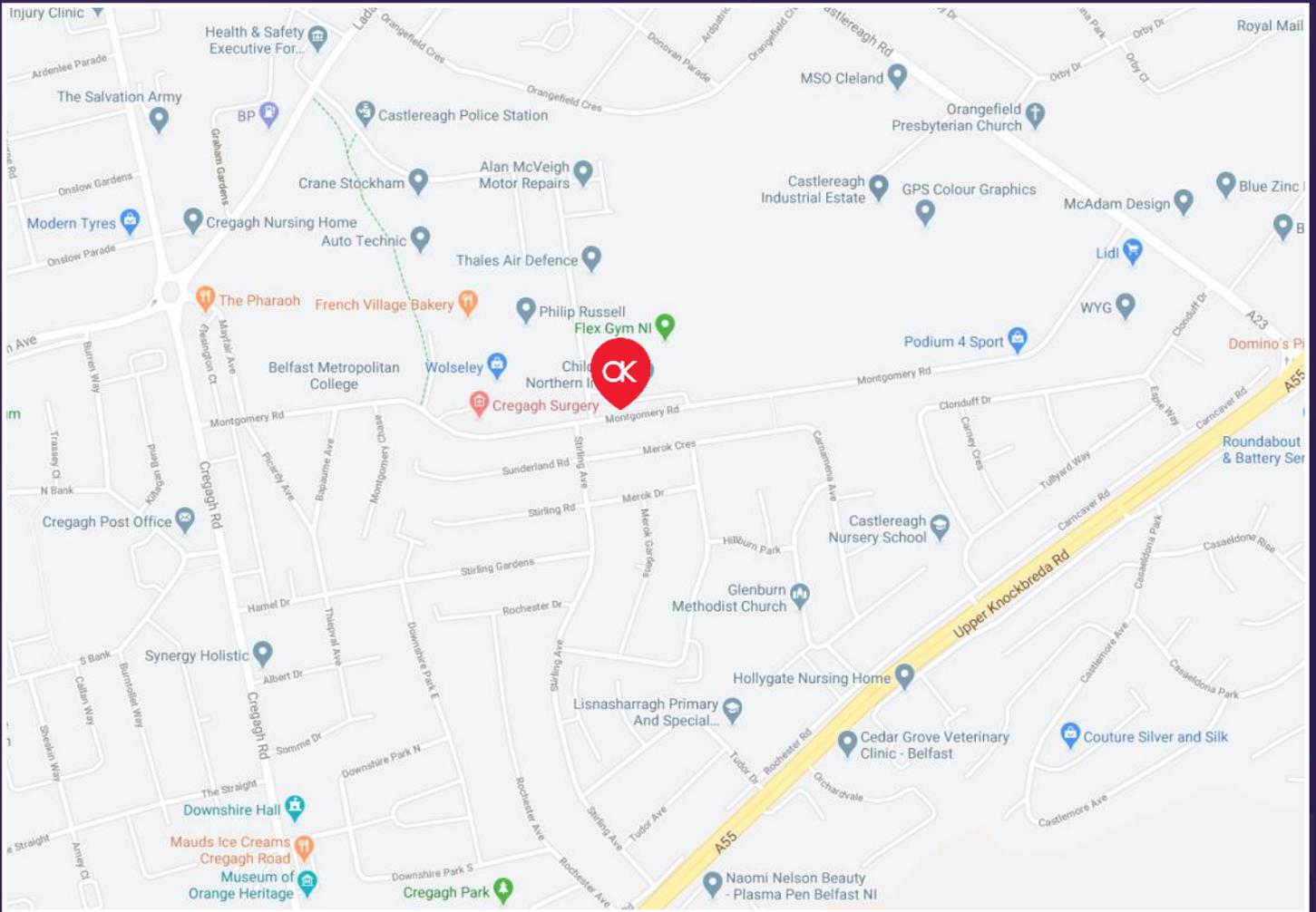
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## VAT

All figures quoted exclusive of, but may be liable to VAT.



# Location Map



## Osborne King

The Metro Building  
6-9 Donegall Square South  
Belfast  
BT1 5JA

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### MISREPRESENTATION ACT 1967

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