



Instinctive
Excellence
in Property.

To Let

**First Floor Office Space
c. 2,370 sq ft (c. 220.3 sq m)**

Unit 15 McKibbin House
Eastbank Road
Carryduff
BT8 8BD

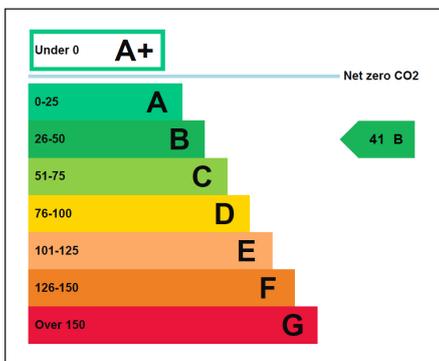
OFFICE



OFFICE



EPC



Location

McKibbin House is located on the Eastbank Road just outside of Carryduff and roughly 6.2 miles from Belfast City Centre. The commercial premises holds occupiers such as Toasted Artisan Kitchen, Scadin Surveys and the NI Music Therapy Trust.

Description

The premises comprises a first-floor office space which is finished to a high standard to include laminate flooring, plastered/ painted walls, and suspended ceilings with fluorescent lighting. The accommodation provides a reception room, individual office and open office space, kitchen area and W/C facilities.

The unit benefits from electric roller shutter, security alarm system and communal car parking.

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
Office	2,184	203
Kitchen	186	17.3
Total	2,370	220.3

Lease Details

Term: Negotiable
Rent: £15,000 per annum exclusive
Service Charge: £0.60 per sq ft

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: £17,600
Rate in the £ for 2022/2023: £0.526146

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

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