



**Osborne  
King**

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[www.osborneking.com](http://www.osborneking.com)

**SHOWROOM / OFFICE**



Artists Impression of Proposed Finish

**FOR SALE / TO LET**

**NEW BUILD SHOWROOM /  
OFFICE DEVELOPMENT**

**(CAPABLE OF SUB DIVISION)**

**UNITS FROM c. 197 SQ.M. (c.2,120SQ.FT.)  
- c. 1,076 SQ.M. (c. 11,582 SQ.FT.)**

**EASTBANK HOUSE  
EASTBANK ROAD  
CARRYDUFF**

**[www.osborneking.com](http://www.osborneking.com)**

COMMERCIAL PROPERTY  
CONSULTANTS  
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## **LOCATION**

The scheme is set in a private commercial development beside the existing office development, McKibbin House, which is located on the Eastbank Road, off the Saintfield Road, near to the Carryduff Roundabout in south Belfast.

## **DESCRIPTION**

The building will comprise of four individual units across two floors. Units 1 & 2 on the ground floor will benefit from access by an electric roller shutter door, in addition to a glazed private double door entrance. Alongside access into a shared reception area, which leads to the first floor.

Units 3 & 4, on the first floor will consist of open plan office space, accessed through an independent staircase from the communal reception area on the ground floor.

Car parking spaces will be made available to the front and side of the building. Direct access will be available to each unit from the car park.

The Landlord will finish the internal areas to an approved specification in line with potential tenants requirements. The exact fitout is dependant on lease length and covenant strength.

Subject to his approval the fitout will include: -

- Suspended ceilings
- Choice of carpet or laminate flooring
- Solid veneered doors with chrome door furniture
- Feature timber skirting and architrave
- Category 2 modular lighting
- Category 5e cabling network with rack & hub for telephones & IT networking.
- Gas fired central heating

The units will avail of the usual services, including:-

- Mains natural gas supply
- Single & three phase electric supply as required
- Mains water supply

\* Alternatively each unit can be provided at shell specification.

## **ACCOMMODATION**

We would detail the available accommodation on a Gross Internal Basis, in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate.

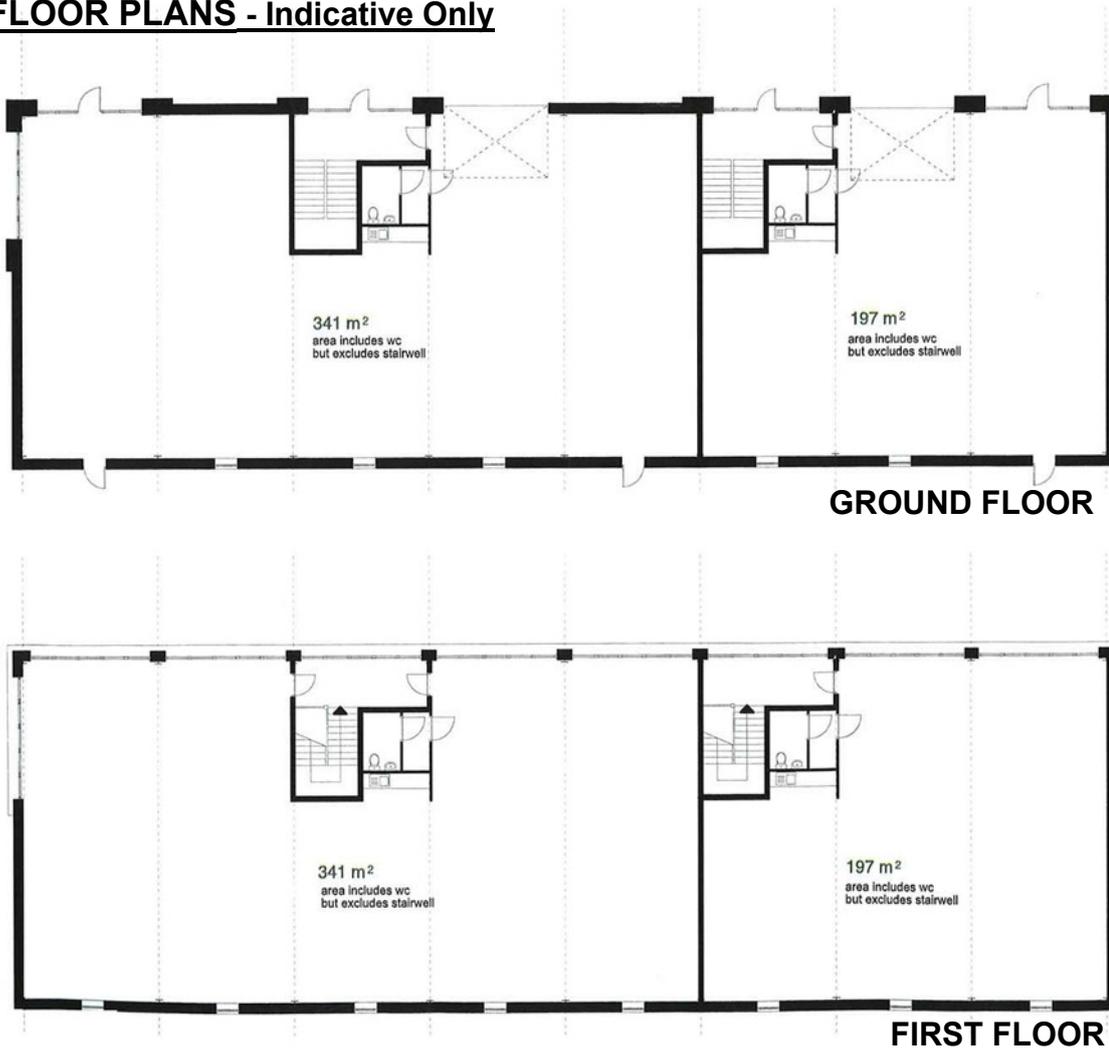
Unit 1 :	Ground Floor-	c. 341 sq.m. (c. 3,670 sq.ft.)
Unit 2 :	Ground Floor-	c. 197 sq.m. (c. 2,120 sq.ft.)
Unit 3 :	1st Floor -	c. 341 sq.m. (c. 3,670 sq.ft.)
Unit 4 :	1st Floor -	c. 197 sq.m. (c. 2,120 sq.ft.)

\* Various configurations of the accommodation will be considered.

## SCHEME LAYOUT - Indicative Only



## FLOOR PLANS - Indicative Only



## LEASE DETAILS

Term	:	Minimum ten year lease.
Service Charge & Insurance	:	Will be levied to cover a fair proportion of the costs associated with maintaining, insuring and managing the development.
Rent	:	On application.
Sale Price	:	On application.
Rent Review	:	5 Yearly rent review pattern.
VAT	:	We understand the property is registered for VAT.
Repairs	:	Full repairing and insuring lease.

## FURTHER INFORMATION

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## A DEVELOPMENT BY:



## LOCATION MAP



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