



Instinctive
Excellence
in Property.

To Let

Ground Floor Office Space
c. 1,098 sq ft (c. 102 sq m)

Unit 7 McKibbin House
Eastbank Road
Carryduff
BT8 8BD

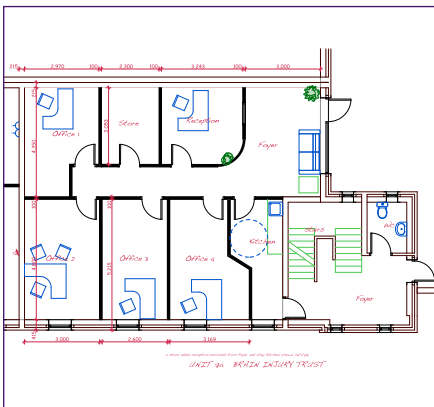
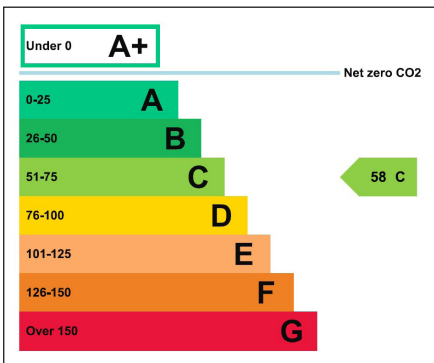
OFFICE



OFFICE



EPC



Location

McKibbin House is located on the Eastbank Road just outside of Carryduff and roughly 6 miles from Belfast City Centre. The commercial premises holds occupiers such as Toasted Artisan Kitchen, Core Belfast, Scadin Surveys and The National Autistic Society.

Description

The premises comprises a ground floor office space which is finished to a high standard to include laminate flooring, plastered/painted walls, and suspended ceilings with LED lighting. The accommodation provides a reception room, 4 private offices, kitchen area and W/C facilities. Externally the unit benefits from a double glazed frontage with electric roller shutter, security alarm system and communal car parking.

Accommodation

We have relied on the areas provided by the Land and Property Services website. All areas being approximate:

Description	Sq Ft	Sq M
Total	c. 1,098	c. 102

Lease Details

Term: Negotiable, subject to periodic review
Rent: £8,000 per annum exclusive
Service Charge: A service charge is levied to cover maintenance and upkeep of common areas

Rates

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

Net Annual Value: £10,700
Rate in the £ for 2024/2025: £0.547184
Estimated Rates Payable: £5,854.87

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.