



RHM
Commercial

OFFICE

TO LET

Modern Office Accommodation

First Floor, Unit 7A

Locksley Business Park

Montgomery Road

BELFAST BT6 9UP

- 3 miles from Belfast City Centre
- Floor Area: 172.2 sq m (1,854 sq ft)
- Comfort heating and cooling
- 3 on-site car parking spaces

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
F 028 9043 4330
www.rhmcommercial.com



LOCATION

Montgomery Road is located between Castlereagh Road and Cregagh Road in east Belfast, 3 miles from Belfast City Centre.

Occupiers in the vicinity include Belmont Furnishings, Stanley Tools, White Young Green, Interior 360 and Lidl.

DESCRIPTION

Internal office finishes include:

- Suspended ceiling
- Recessed fluorescent lighting
- Comfort heating and cooling
- Floor boxes and perimeter trunking
- Carpet tiles
- Fitted kitchen units and worktop

ACCOMMODATION

Ground Floor
15.7 sq m (169 sq ft)

First Floor
151.5 sq m (1,631 sq ft)

Kitchen
5 sq m (54 sq ft)

Toilet Accommodation

Total Area
172.2 sq m (1,854 sq ft)

3 on site car parking spaces



LEASE DETAILS

Term

Negotiable, subject to a minimum of 5 years.

Rent

£1,000 per month, plus VAT.

Repairs

Effective full repairing by way of service charge.

Service Charge

Current year's estimate: £760.00 + VAT.

Insurance

The tenant will be responsible for a fair proportion of the insurance premium for the building.

NAV

£14,200

Rates Payable 2019/20

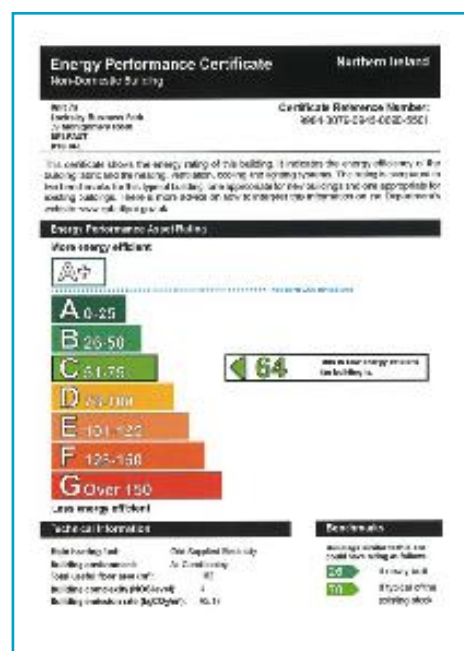
£8,721

(If eligible for Small Business Rate Relief the rates payable this year would be £6,977 see www.rhmcommercial.com/stats-facts for more information)

VAT

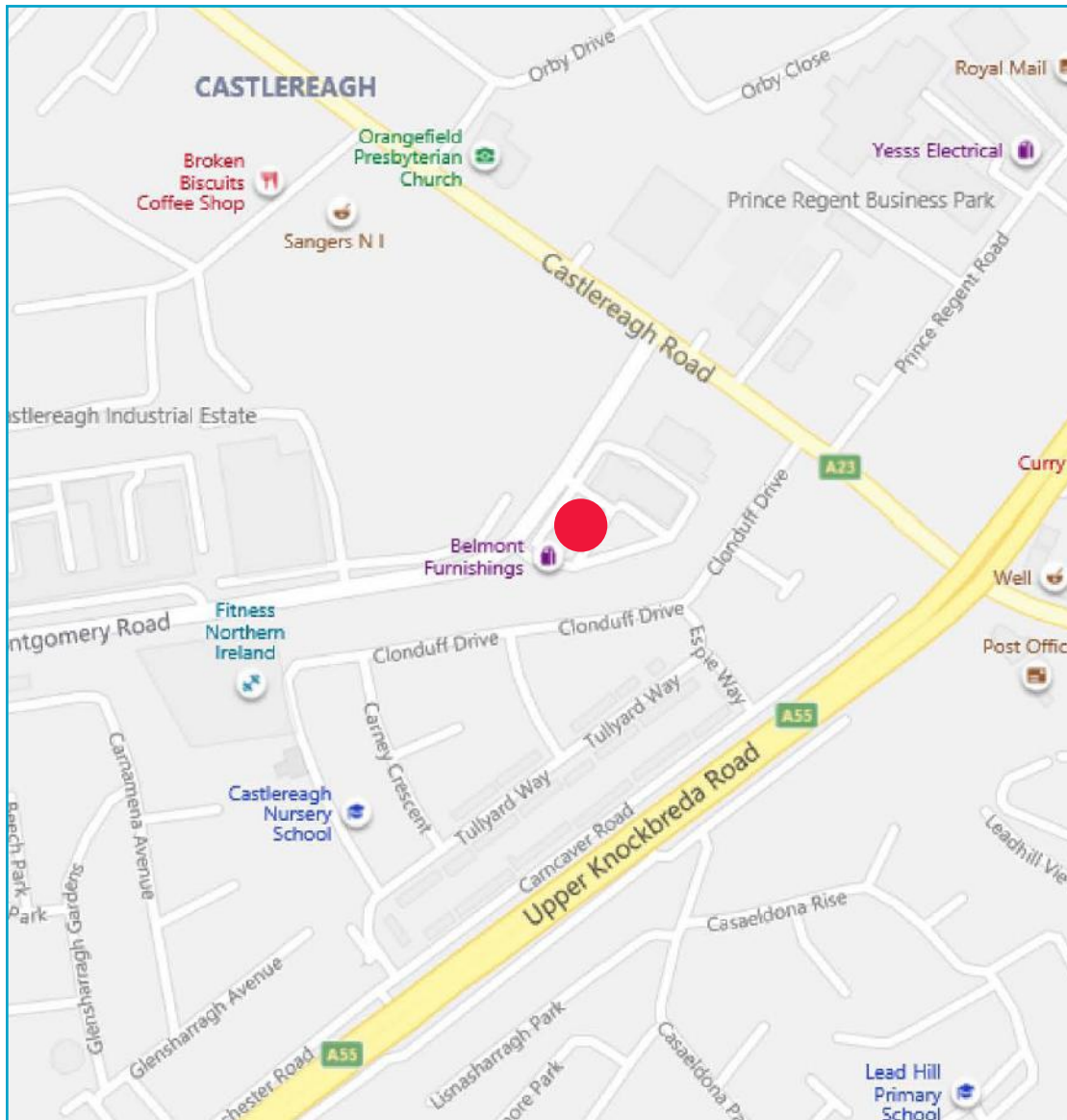
The premises are registered for Value Added Tax.

EPC



Modern Office Accommodation

Unit 7A, Locksley Business Park, Belfast



RHM

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VIEWING

Strictly by prior appointment with
RHM Commercial

CONTACT

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