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T

TO LET

2C Michelin Road, Mallusk, Newtownabbey, BT36 4PT

Warehouse and Office Accommodation extending to c. 6,217 sq ft

LOCATION

Mallusk is one of the Province's premier commercial and business hubs enjoying direct access to the M2 Motorway at Sandyknowes Roundabout.

This strategic location provides quick access to Belfast City Centre, Belfast City & International Airports, Belfast & Larne Harbours and the M1, M2 & M3 Motorway networks.

The subject property is centrally located on a corner site on Michelin Road. Neighbouring occupiers include TBF Thompson, TPS, William Coates and NK Coatings.

DESCRIPTION

The subject comprises warehouse and office accommodation situated on a secure and self-contained site.

The warehouse accommodation is arranged over three buildings and benefits from extensive mezzanine accommodation, internal stores, and staff WC's. The accommodation is fitted to include concrete flooring, electric roller shutter doors and sensor lighting.

The offices are fitted to include painted and plastered walls, suspended ceilings, and carpeted floors.

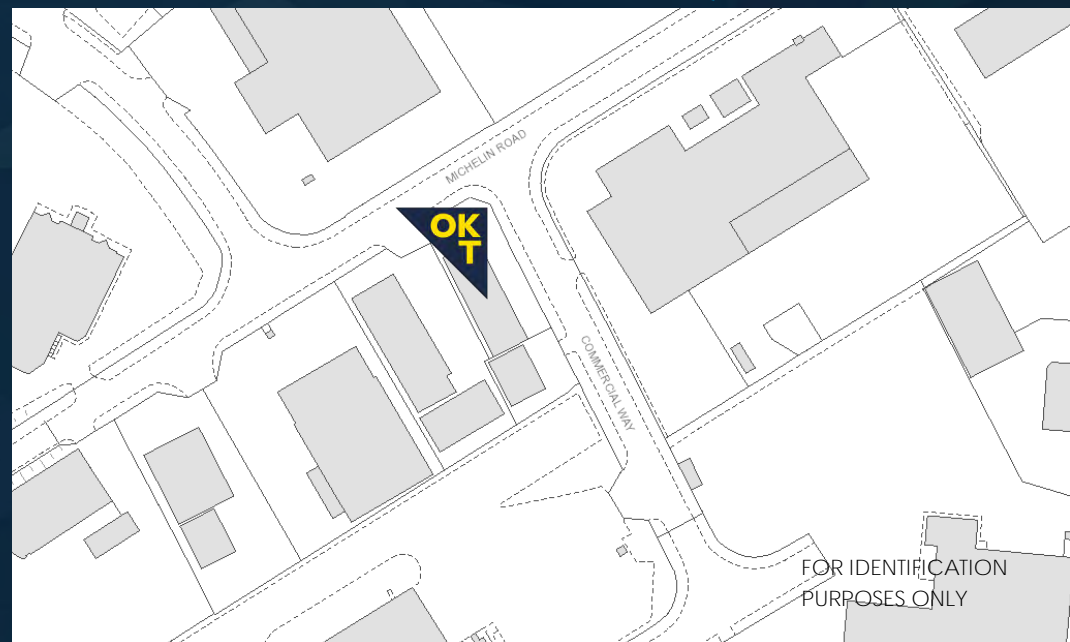
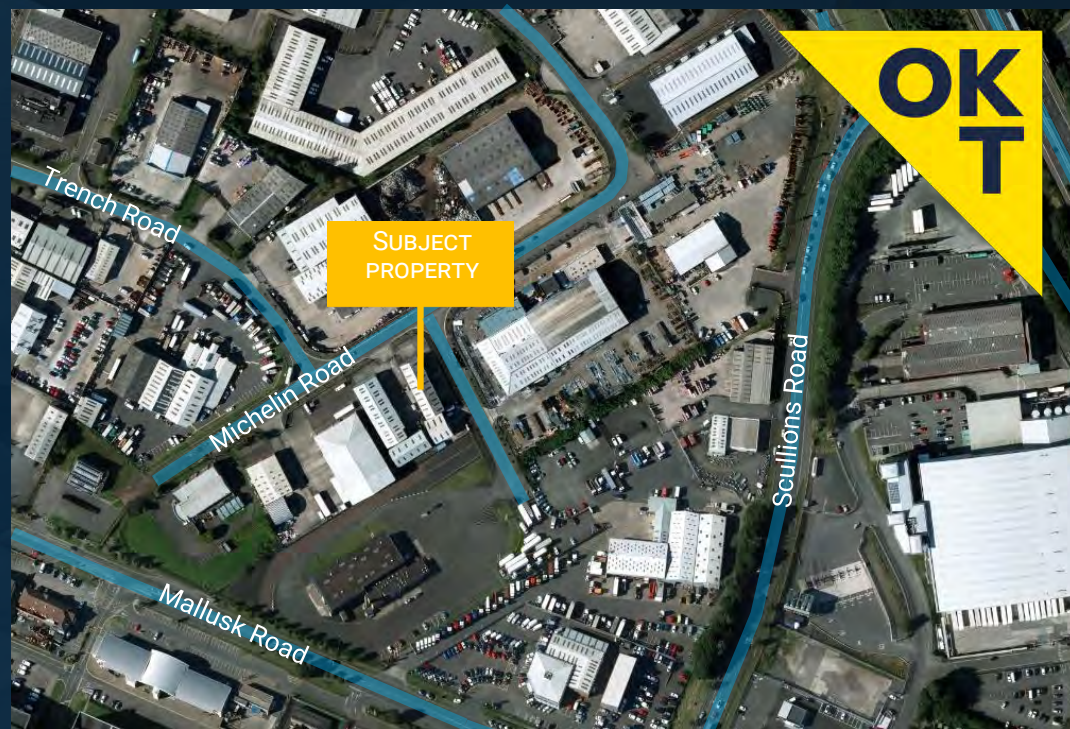
Externally the site is laid in concrete and is securely fenced and gated. In addition, there is an additional area to the rear of Building 3 which is laid in tarmac and could be utilised for further external storage.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Warehouse	c. 260 sq m	2,799 sq ft
Offices	c. 140 sq m	1,516 sq ft
Kitchen	c. 7 sq m	72 sq ft
GROUND FLOOR TOTAL	c. 407 sq m	4,387 sq ft
FIRST FLOOR		
Mezzanine	c. 170 sq m	1,830 sq ft
TOTAL ACCOMMODATION	c. 577 sq m	6,217 sq ft

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/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.







MICHELIN ROAD

TRENCH ROAD

SANDYKNOWES
ROUNDBOUT

MICHELIN ROAD

SUBJECT
PROPERTY

COMMERCIAL WAY

SCULLIONS ROAD

LEASE DETAILS

RENT: £37,500 per annum
TERM: Negotiable
REPAIRS / INSURANCE: The property will be let on a full repairing and insuring basis
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

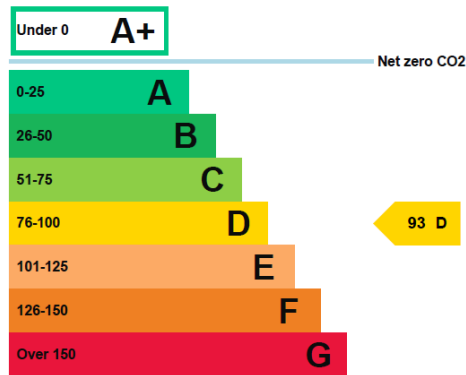
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £19,600

Est rates payable in line with LPS Website:
£11,080.43

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

