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FOR IDENTIFICATION PURPOSES ONLY

TO LET

New Build Units at Mallusk Drive, Mallusk, Newtownabbey BT36 4GX

High quality purpose built light industrial accommodation from 2,196 sq ft (204 sq m) to c. 11,895 sq ft (1,105 sq m)

UNITS AVAILABLE INDIVIDUALLY OR COMBINED TO SUIT OCCUPIER REQUIREMENTS

LOCATION

Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to the Province's motorway network and proximity to Larne and Belfast Harbours and the International Airport. It is used as a base for major national and local companies and attracts occupiers from a broad range of commercial enterprises

The subject property is situated in the centre of Mallusk. The property is located c. 0.5 miles from Sandyknowes roundabout, c. 1.7 miles from Glengormley and c. 7.8 miles from Belfast.

DESCRIPTION

The proposed scheme will deliver approximately 11,895 sq ft (1,105 sq m) of newly constructed light industrial floorspace, divided into five individual self-contained units, each served by generous on-site car parking.

Access to each unit will be provided via a dedicated pedestrian door and a ground-level roller shutter door, accommodating a broad range of uses including light industrial, trade counter, storage and distribution, or any use within Use Class B2 under the Planning (Use Classes) Order (Northern Ireland) 2015.

Internally, units will be handed over to a shell specification, allowing incoming occupiers to tailor the space to their specific operational requirements.

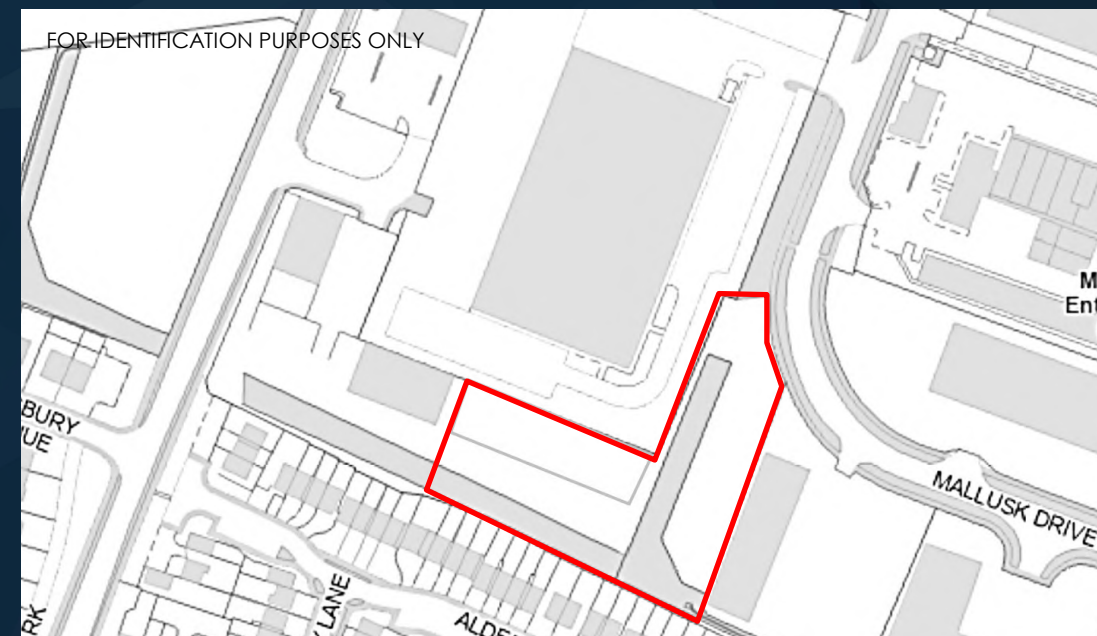
Available units also offer the potential for a mezzanine area to be installed, subject to negotiation.

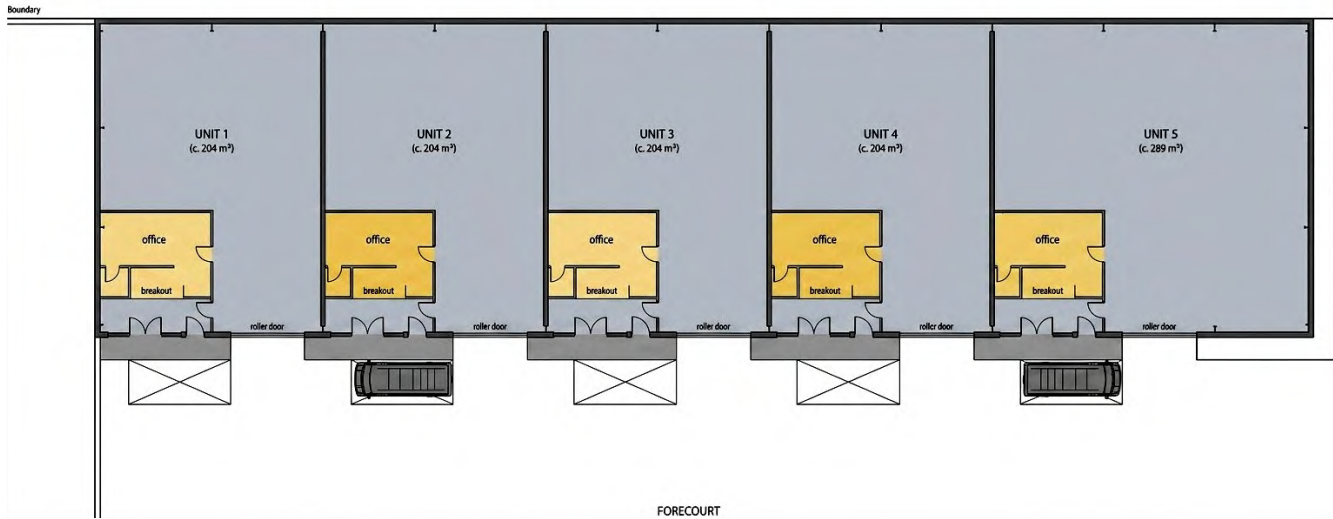
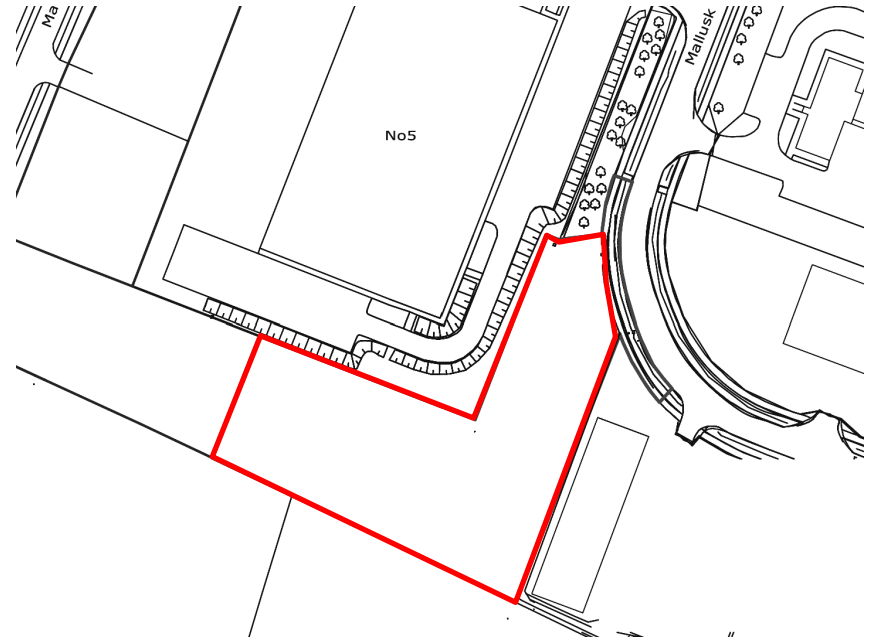
Full layout plans and elevation drawings, including individual unit sizes, are shown overleaf.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 1	204	2,196
UNIT 2	204	2,196
UNIT 3	204	2,196
UNIT 4	204	2,196
UNIT 5	289	3,111
TOTAL ACCOMMODATION	1,105	11,895

Flexible configurations available. Units may be combined to provide larger single occupancy accommodation – total combined floor area up to 11,895 sq ft (1,105 sq m).





KEY FEATURES

- Ground level roller shutter access to each unit
- Trade counter / customer-facing area per unit
- New build modern accommodation throughout
- Generous forecourt for loading, unloading and parking
- Units available individually or combined to suit occupier requirements
- Planning permission for light industrial use in place

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/uksi/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.



HENDERSON
GROUP

BT

ARCO

MALLUSK ENTERPRISE
PARK

SUBJECT
PROPERTY

MAYFIELD LINK

NEIGHBOURING OCCUPIERS

Mallusk Drive, Mallusk, Newtownabbey

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LEASE DETAILS

RENT: Unit 1: £26,000 per annum exclusive
Unit 2: £26,000 per annum exclusive
Unit 3: £26,000 per annum exclusive
Unit 4: £26,000 per annum exclusive
Unit 5: £37,000 per annum exclusive

TERM: 15 Years on full repairing and insuring terms

SERVICE CHARGE: A service charge will be levied to each occupier to cover the maintenance and upkeep of common areas and shared site infrastructure. Further details and a breakdown of anticipated service charge costs are available upon request.

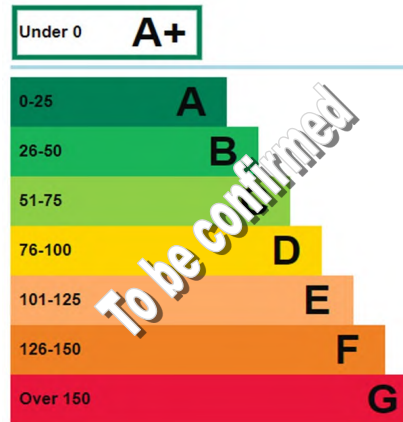
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

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)

To be confirmed.

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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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.