



**OK  
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**FOR SALE**

**5 Mallusk Drive, Mallusk, Newtownabbey, BT36 4GX**

Modern Warehouse with Ancillary Office Accommodation extending to c. 34,876sq ft

# 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.

Neighbouring occupiers include J&F Trucks and Vans, Arco, BT and Hendersons.

# DESCRIPTION

The subject comprises a substantial industrial facility with high spec ancillary office accommodation situated on a secure site.

The warehouse accommodation benefits from c. 7.4m eaves, two roller shutter doors, LED lighting, 1 no. 10 tonne crane, and 1 no. 20 tonne crane. In addition, the building benefits from a large covered canopy providing shelter beyond the roller shutter doors.

The office accommodation is arranged over two levels is fitted to a high standard to include painted and plastered walls, suspended ceilings, passenger lift access, perimeter trunking and access control system On the ground floor there is a reception area, open plan office, boardroom, comms room, 2 no. kitchens, WC, disabled WC, and shower room. On the first floor there are 2 no. open plan offices, boardroom, 4 no. private offices, kitchen, WC, and disabled WC.

Externally there is a large car park / marshalling area to the front of the building which is laid in tarmacadam. The site is securely fenced and gated with an access-controlled barrier entry system

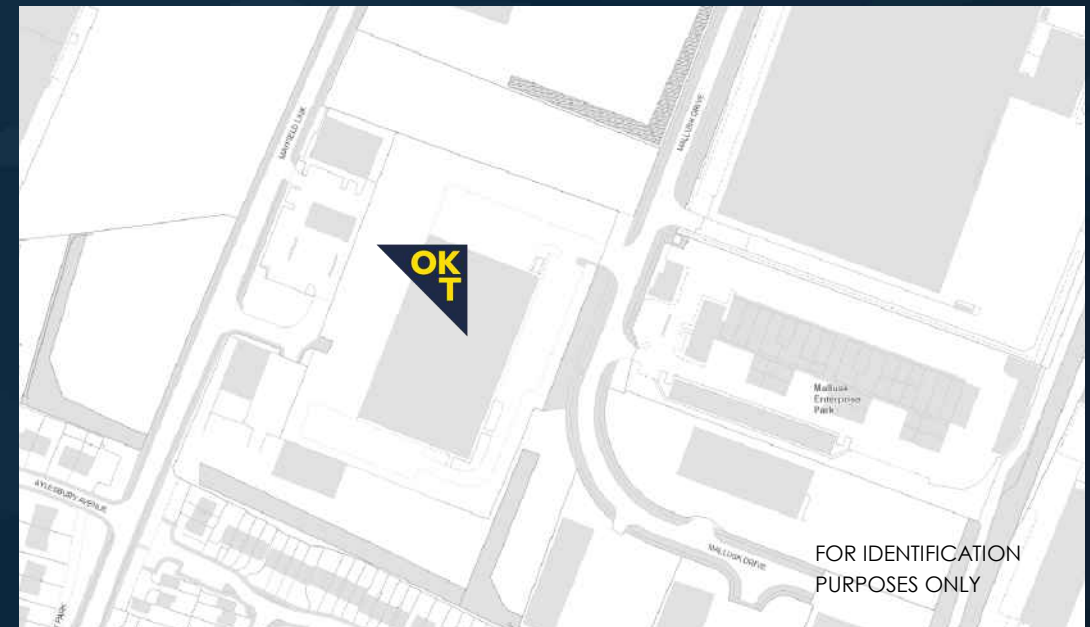
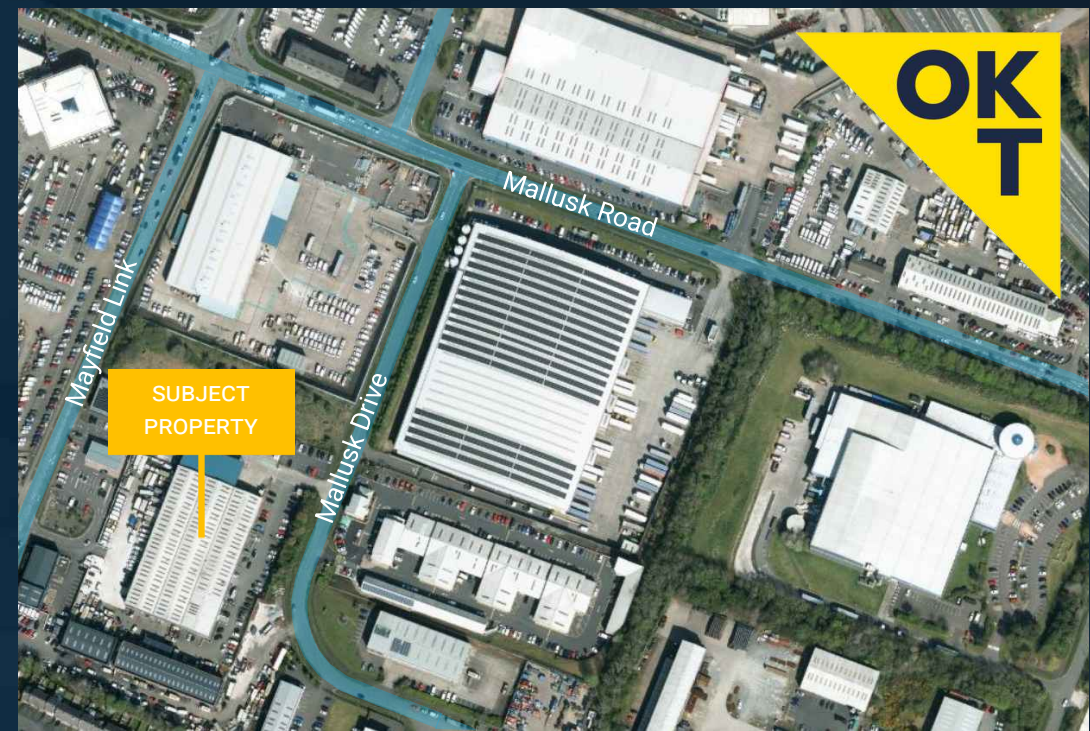
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Front Warehouse	c. 1,728 sq m	18,600 sq ft
Rear Warehouse	c. 864 sq m	9,300 sq ft
Ground Floor Offices	c. 324 sq m	3,488 sq ft
First Floor Offices	c. 324 sq m	3,488 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 3,240 sq m</b>	<b>34,876 sq ft</b>
Canopy	c. 576 sq m	6,200 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/ukxi/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.

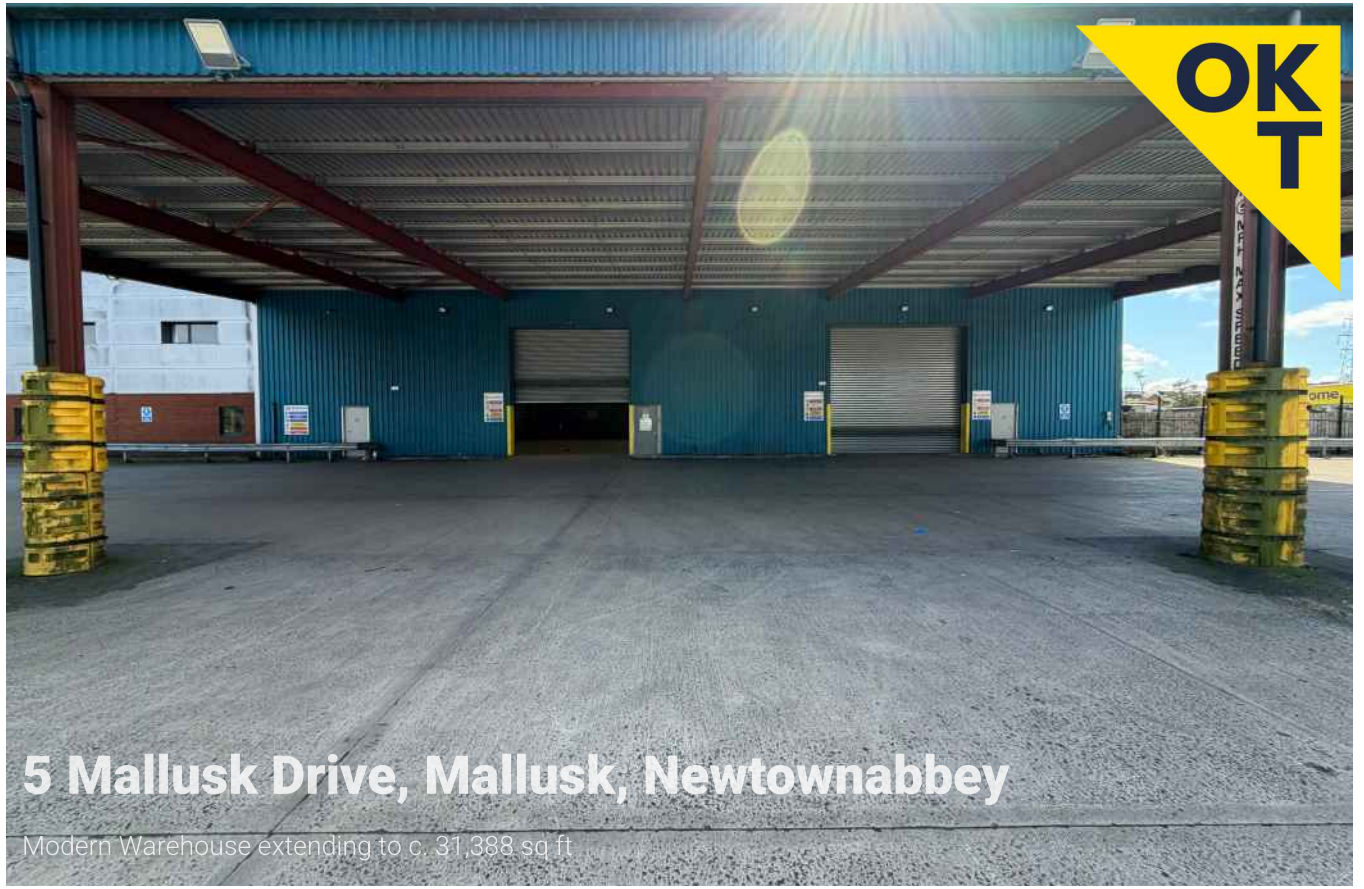
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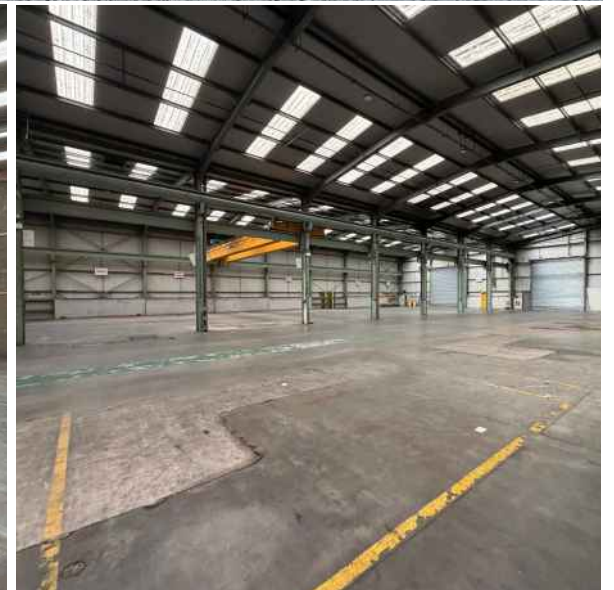
 Subject Site

 Separate Ownership



## 5 Mallusk Drive, Mallusk, Newtownabbey

Modern Warehouse extending to c. 31,388 sq ft



HENDERSON  
GROUP

BT

ARGO

SUBJECT  
PROPERTY

MALLUSK ENTERPRISE  
PARK

MAYFIELD LINK

# NEIGHBOURING OCCUPIERS

Mallusk Drive, Mallusk, Newtownabbey



# SITE AREA

The site extends to c. 1.9 acres / 0.77 hectares.

# SALES DETAILS

PRICE: We are seeking offers in the region of £2,500,000  
TITLE: Assumed freehold  
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: £115,500

Estimated rates payable in accordance with LPS  
Website: £69,911

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ALAN MCKINSTRY**  
alan.mckinstry@okt.co.uk

**JAMES CHRISTIE**  
james.christie@okt.co.uk

**MARK PATTESON**  
mark.patterson@okt.co.uk



## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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