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TO LET

Unit 9 Highgate Bus. Park, Trench Road, Mallusk BT36 4TY

Warehouse / Showroom & Offices extending to 8,342 sq ft (775 sq m)

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 network.

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. The unit is in an enviable location within the centre of Mallusk located between the Mallusk and Trench Road.

Neighbouring occupiers include Mac Autoparts, DK Joinery & Sheds, Kegs Direct NI and 1Stop Motor Shop.

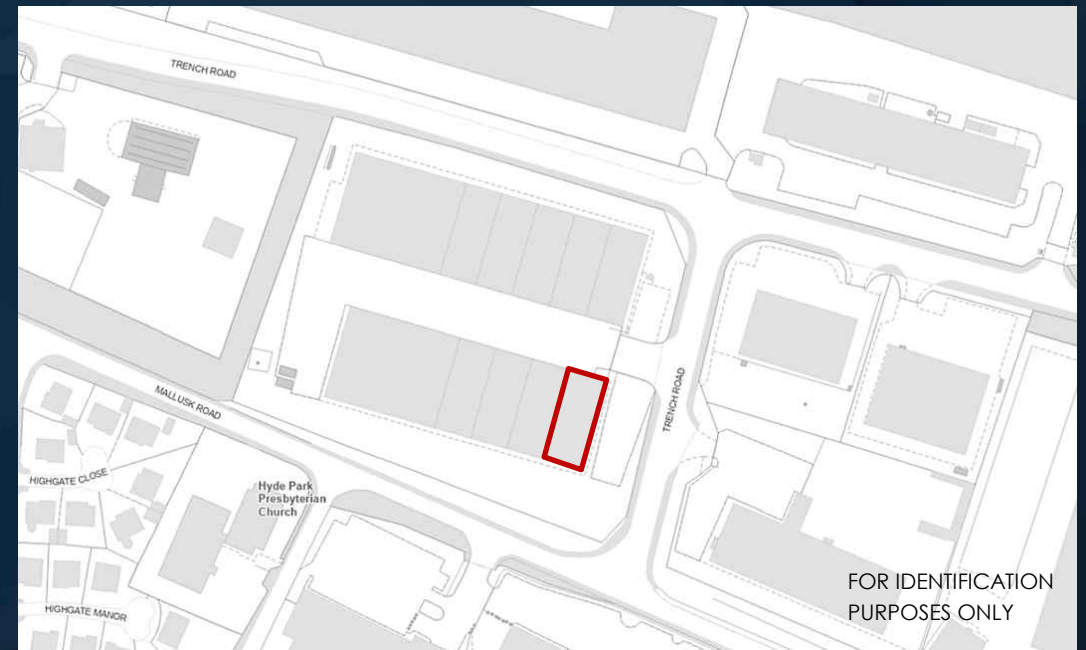
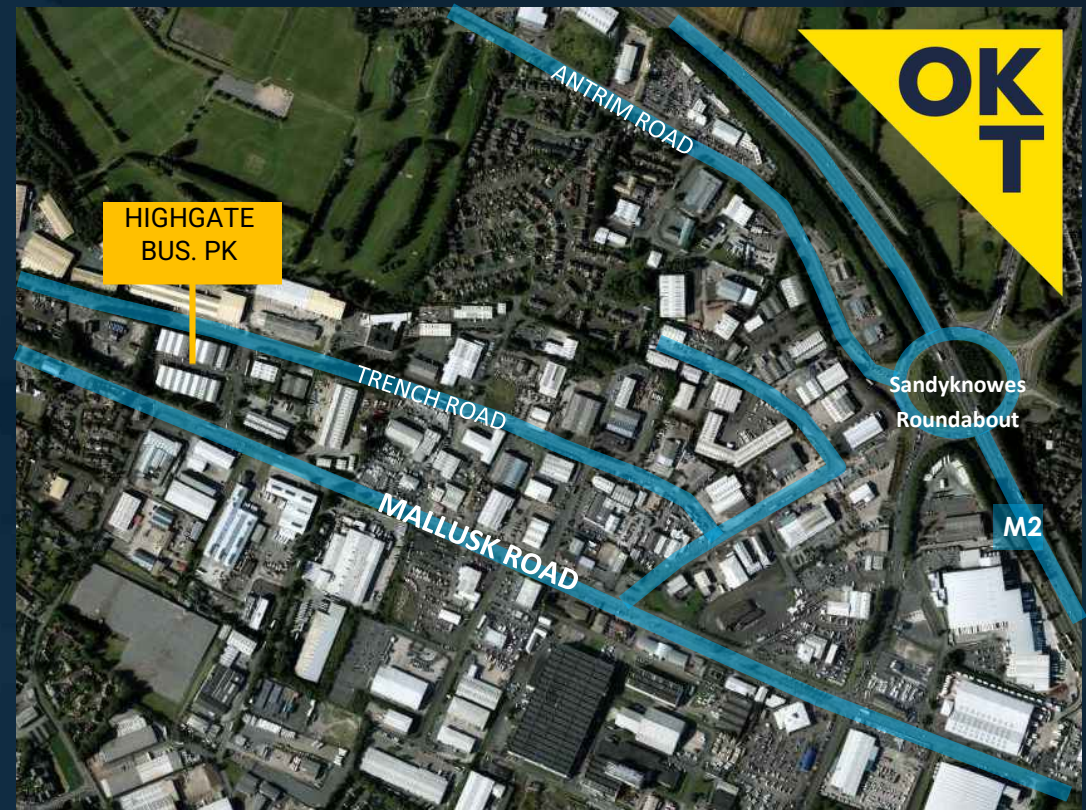
DESCRIPTION

The subject comprises a warehouse which has been fitted to provide retail / showroom accommodation across ground and first floors with ancillary office / staff accommodation.

The property would be suitable for a variety of uses subject to any necessary planning consents.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Showroom	55	592
Warehouse	435	4,682
FIRST FLOOR		
Showroom 2	232	2,497
Showroom 3	53	571
TOTAL ACCOMMODATION	775	8,342





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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/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.

Ref: 8361

DPD
IRELAND

WHITEHOUSE
ENGINEERING

MAGOWAN
TYRES

Unit 9

TRENCH ROAD

NEIGHBOURING OCCUPIERS



LEASE DETAILS

RENT: Price on Application
TERM: Negotiable
REPAIRS / INSURANCE: Full repairing and insuring lease by way of service charge contribution

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.

VAT

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

NAV (RATES PAYABLE)

NAV: £20,300

Estimated rates payable in accordance with LPS
Website: £12,287

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK PATTERSON

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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.

