



**OK
T**

TO LET

Unit 8, Craigarogan Bus. Pk, 660 Antrim Road, Mallusk BT36 4RG

Industrial unit of c. 1,710 sq ft (159 sq m)

LOCATION / DESCRIPTION

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.

Mallusk is used as a base for major national and local companies and attracts interest from a wide range of occupiers across the board.

The subject is located immediately to the South of the M2 Motorway in Mallusk, with frontage to the Antrim Road in close proximity to the Sandyknowes junction interchange.

The subject comprises a newly built warehouse unit situated on a self contained site located within a concreted and fenced yard.

SPECIFICATION

- 6.1m eaves height
- Double profile cladded insulated roof
- 7.6m apex height
- Translucent roof panels
- Roller shutter access (insulated)
- Generous Circulation Space
- Concrete warehouse flooring
- Facing New MOT Centre
- Steel portal frame
- Pedestrian door access

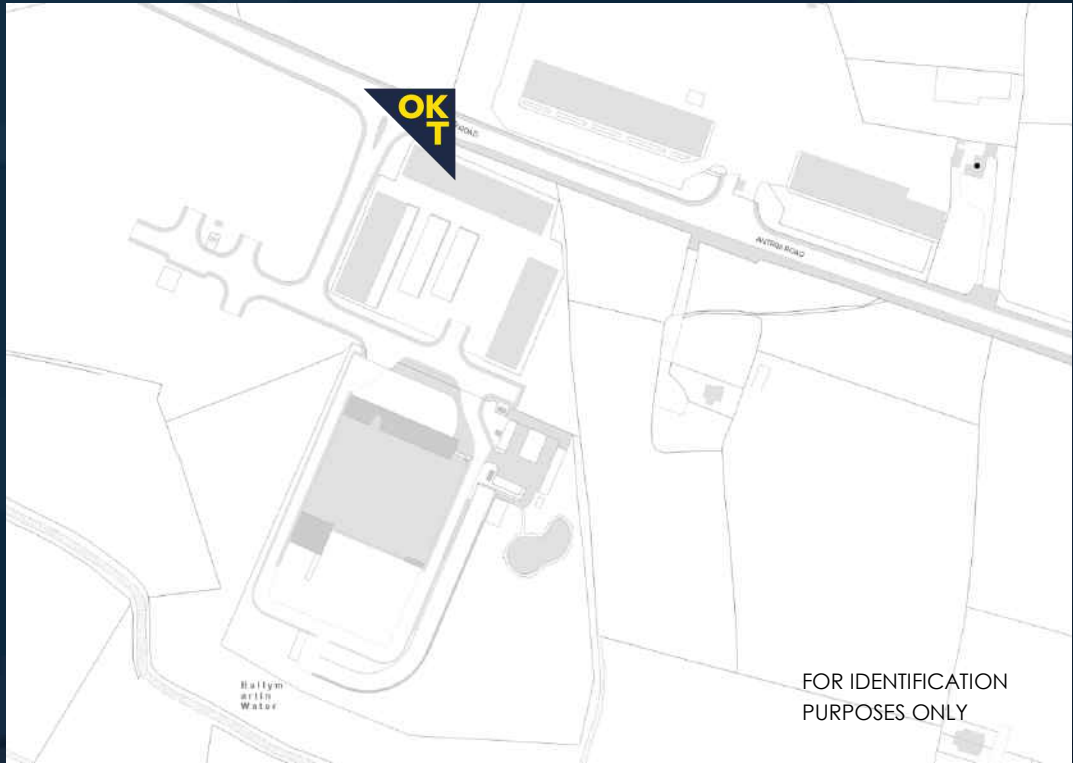
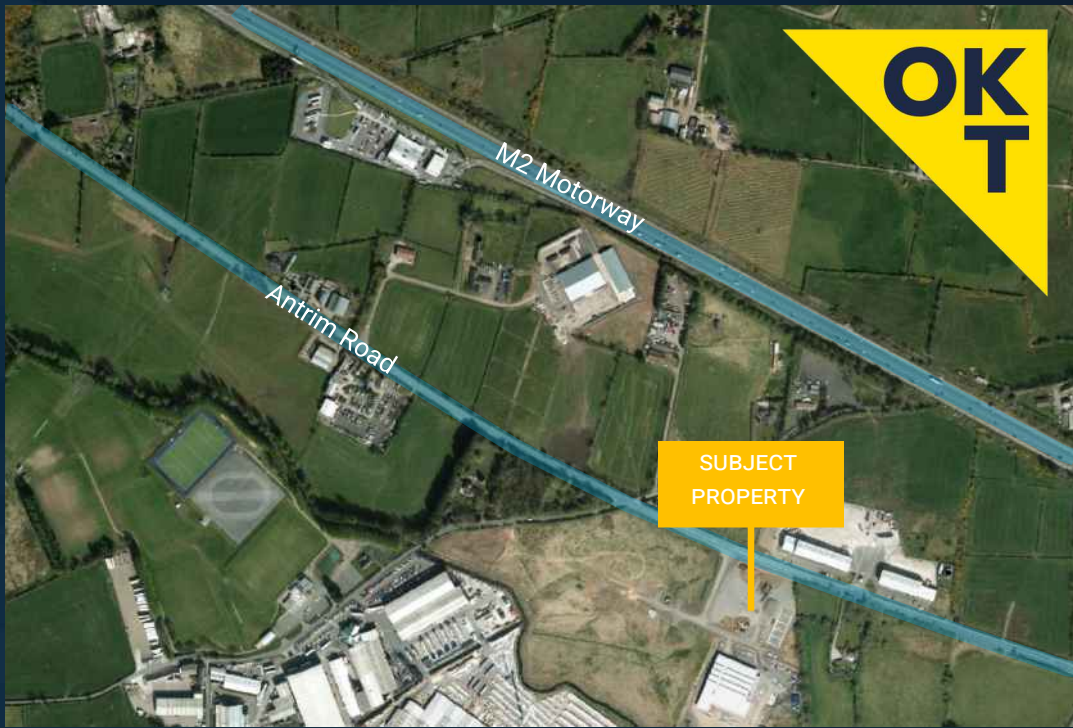
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Unit 8	c. 159	1,710

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/ukssi/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: 9994



NEIGHBOURING OCCUPIERS

Craigarogan Business Park, 660 Antrim Road, Mallusk, Newtownabbey BT36 4RG

OK
T

M2 MOTORWAY

ANTRIM ROAD

SUBJECT

NEW DVLA MOT CENTRE

FOR IDENTIFICATION PURPOSES ONLY



LEASE DETAILS

RENT:	£18,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Internal repairing and insuring basis
SERVICE CHARGE:	To cover external repairs and common areas

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.

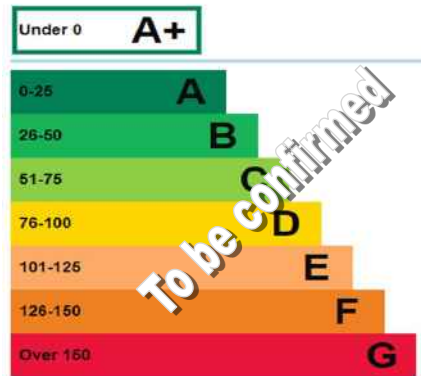
VAT

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

NAV (RATES PAYABLE)

NAV: 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:

MARK PATTERSON

mark.patterson@okt.co.uk

JAMES CHRISTIE

james.christie@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

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.

