

An aerial photograph showing a large, rectangular plot of land outlined in yellow. The land is mostly green and appears to be a mix of grass and some bare earth. To the left of the plot is a road with a few vehicles. To the right is a multi-lane highway with several cars and a truck. In the background, there are industrial buildings, a wind turbine, and rolling green hills under a clear blue sky.

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FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

Site to the East of 655 Antrim Road, Mallusk BT36 4RG

Industrial Land extending to c. 9.1 acres (3.68 hectares)

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

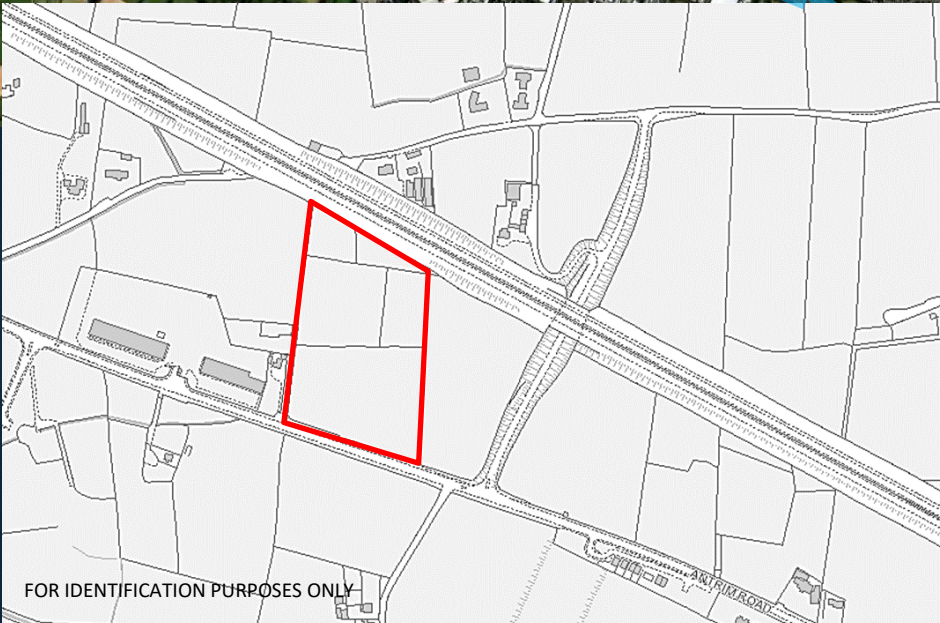
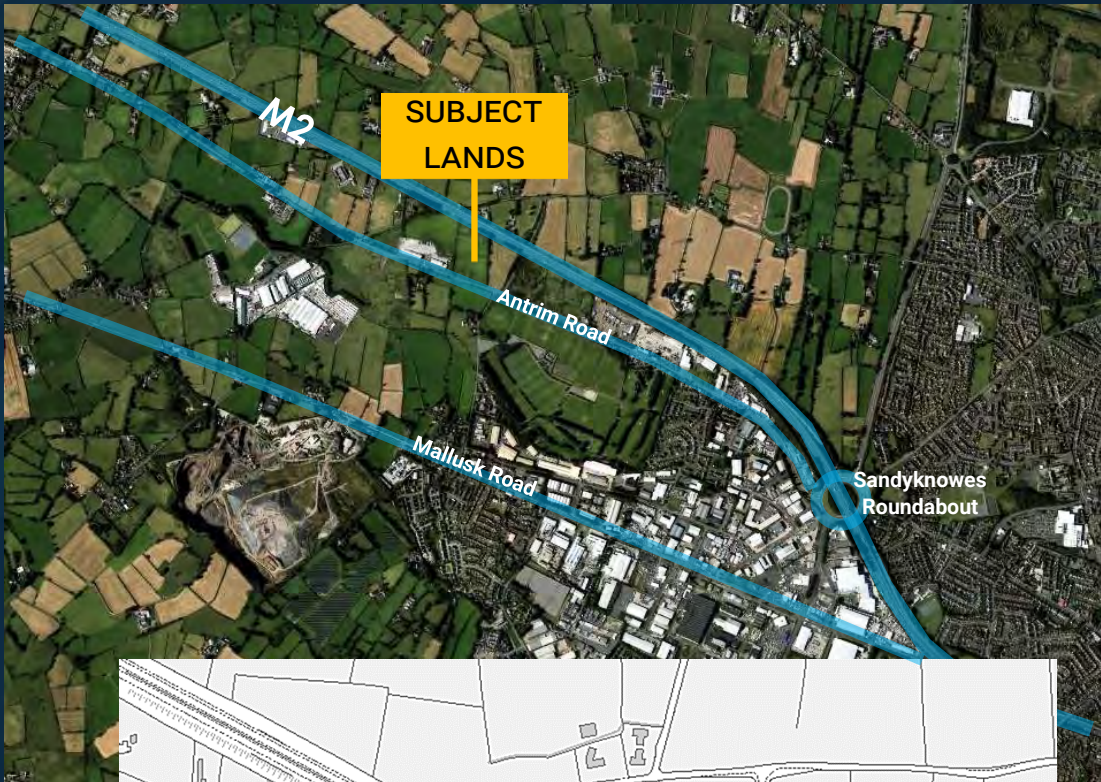
In addition the property is situated adjacent to Ballycraigy Business Park and Craigarogan Business Park.

Neighbouring occupiers include Brett Martin, TR Fastenings, Flight Gymnastics Academy, with a new DVLA MOT centre planned opposite the subject site.

DESCRIPTION

The subject comprises c. 9.1 acres of employment land currently in agricultural use. The land is regular in shape and laid in grass with mature hedgerows bounding perimeter.

The land offers obvious development potential either for a large self-contained warehouse or an industrial estate with a number of units, subject to necessary planning permissions.



SITE AREA

DESCRIPTION	AREA (ACRES)	AREA (HECTARES)
Industrial Lands	c. 9.1 acres	3.68 hectares



C. 1 MILE

TO M2
MOTORWAY



C. 9 MILES

TO BELFAST CITY
CENTRE



C. 17 MILES

TO LARNE
HARBOUR



C. 10 MINS DRIVE TO

BELFAST
INTERNATIONAL
AIRPORT

BRETT MARTIN

NEW MOT TEST
CENTRECRAIGAROGAN
BUSINESS PARKBALLYCRAIGY
BUSINESS PARK

M2 MOTORWAY

ANTRIM ROAD LEADING TO MALLUSK

Site to the East of 655 Antrim Road, Mallusk BT36 4RG

Land extending to c. 9.1 acres (3.68 hectares)

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ZONING / PLANNING

The entire site is located within the development limit and is zoned for employment according to the current Belfast Metropolitan Area Plan.

The subject benefits from full planning permission for a timber recycling centre.

REF: LA03/2021/0258/F

DESCRIPTION: Proposed erection of timber recycling facility including processing shed, covered loading area, plant area, storage, administration and associated access road, car parking and service yard.

GRANTED: August 2022

SALES DETAILS

PRICE: Price on application

TITLE: Assumed freehold / long leasehold

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.

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.

FILE REF: 9769



FURTHER INFORMATION

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