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ARTIST'S IMPRESSION

FOR SALE / TO LET

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

Industrial units ranging from c. 1,700 sq ft (159 sq m) to c. 29,300 sq ft (2,722 sq m)

Available from September 2025

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.

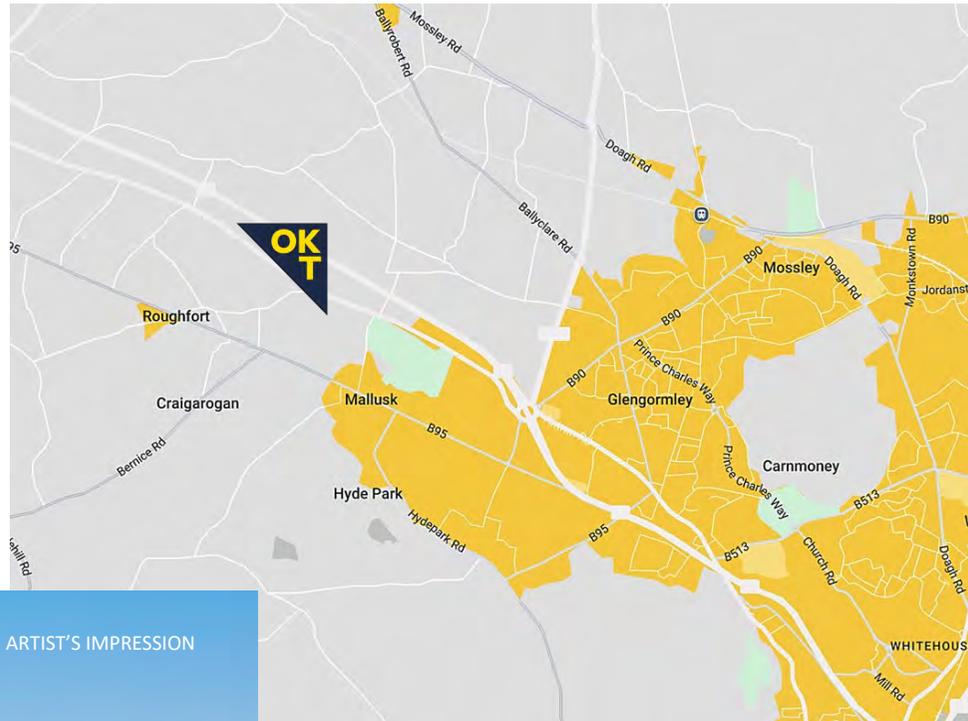
The subject is located immediately to the South of the M2 Motorway in Mallusk, with frontage to the Antrim Road in close proximity to the Sandyknowes junction interchange.

DESCRIPTION

Craigarogan Business Park comprises newly built warehouse units ranging from c. 1,700 sq ft to 29,300 sq ft.

Situated on a self contained site of c. 2.57 acres, the units will be located within a concreted and fenced yard.

A combination of unit sizes are available—further details on request.



ARTIST'S IMPRESSION



AVAILABILITY

PHASE 1:
Available from September 2025

PHASES 2 & 3:
Available from December 2025



C. 1 MILE
TO M2
MOTORWAY



C. 9 MILES
TO BELFAST CITY
CENTRE



C. 10 MINS DRIVE
TO BELFAST
INTERNATIONAL
AIRPORT

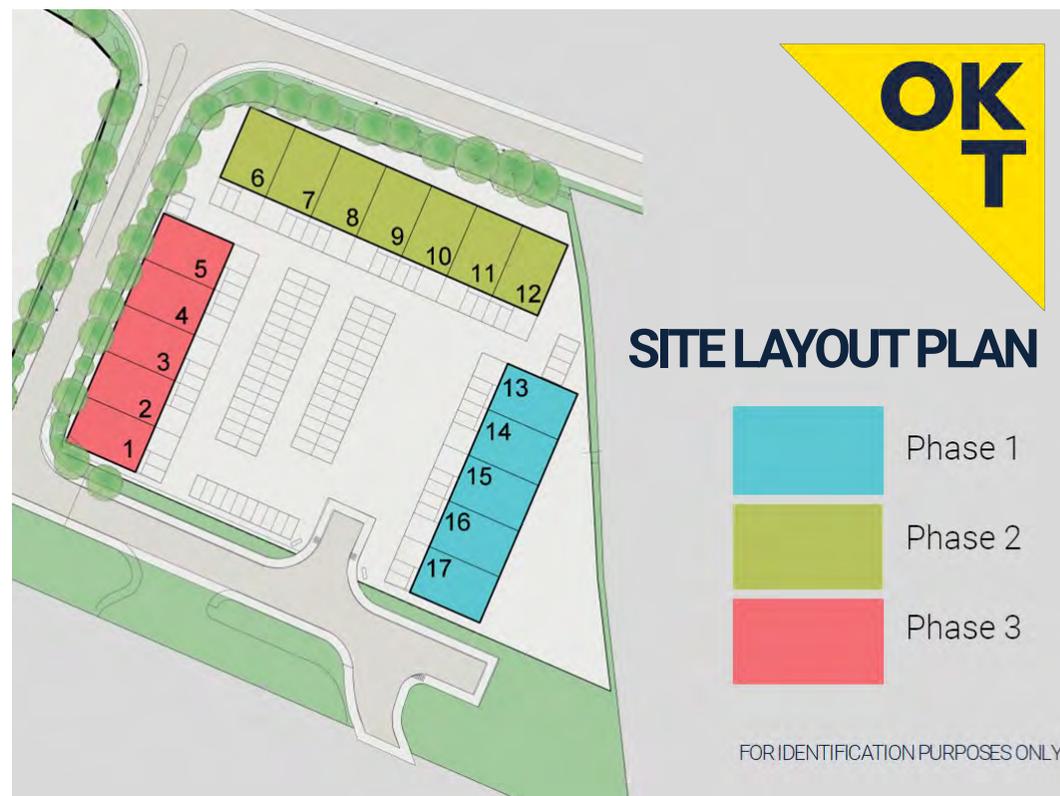


C. 17 MILES
TO PORT OF
LARNE

ACCOMMODATION

UNIT	EAVES HEIGHT (FRONT)	EAVES HEIGHT (REAR)	AREA (SQ M)	AREA (SQ FT)
PHASE 1				
Unit 13	6.10m	7.617m	161.20	1,735
Unit 14	6.10m	7.617m	159.65	1,719
Unit 15	6.10m	7.617m	158.88	1,710
Unit 16	6.10m	7.617m	159.65	1,719
Unit 17	6.10m	7.617m	161.20	1,735
PHASE 2				
Unit 6	6.10m	7.617m	161.20	1,735
Unit 7	6.10m	7.617m	159.65	1,719
Unit 8	6.10m	7.617m	158.88	1,710
Unit 9	6.10m	7.617m	159.65	1,719
Unit 10	6.10m	7.617m	161.20	1,735
Unit 11	6.10m	7.617m	159.65	1,719
Unit 12	6.10m	7.617m	160.43	1,727
PHASE 3				
Unit 1	6.10m	7.617m	161.20	1,735
Unit 2	6.10m	7.617m	159.65	1,719
Unit 3	6.10m	7.617m	158.88	1,710
Unit 4	6.10m	7.617m	159.65	1,719
Unit 5	6.10m	7.617m	161.20	1,735
TOTAL			2,721.82	29,300

Please Note: A combination of unit sizes are available – further details on request



SPECIFICATION

- 6.1m eaves height
- 7.6m apex height
- Roller shutter access (insulated)
- Concrete warehouse flooring
- Steel portal frame
- Double profile cladded insulated roof
- Translucent roof panels
- External lighting
- 3 phase power supply
- Pedestrian door access

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.

NEIGHBOURING OCCUPIERS

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



FOR IDENTIFICATION PURPOSES ONLY

SITE AREA

The subject sits on a site area of c. 2.57 acres (1.04 hectares).

LEASE DETAILS

RENT: From £15,000 per annum per unit plus VAT
TERM: Minimum 5 years
REPAIRS / INSURANCE: Internal repairing and insuring basis
SERVICE CHARGE: TBC—to cover external repairs and common areas

SALES DETAILS

PRICE: Price on Application
TITLE: Assumed freehold

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



PHASES 2 AND 3 AVAILABLE DECEMBER 2025



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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