

TO LET – STUDIO UNIT

Building 10, Unit 13, Central Park, Mallusk, BT36 4FS

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- Studio unit available extending to 1,884 sq ft
- 24 hour manned security
- Prominent location within Central Park
- Direct links to the M2 motorway

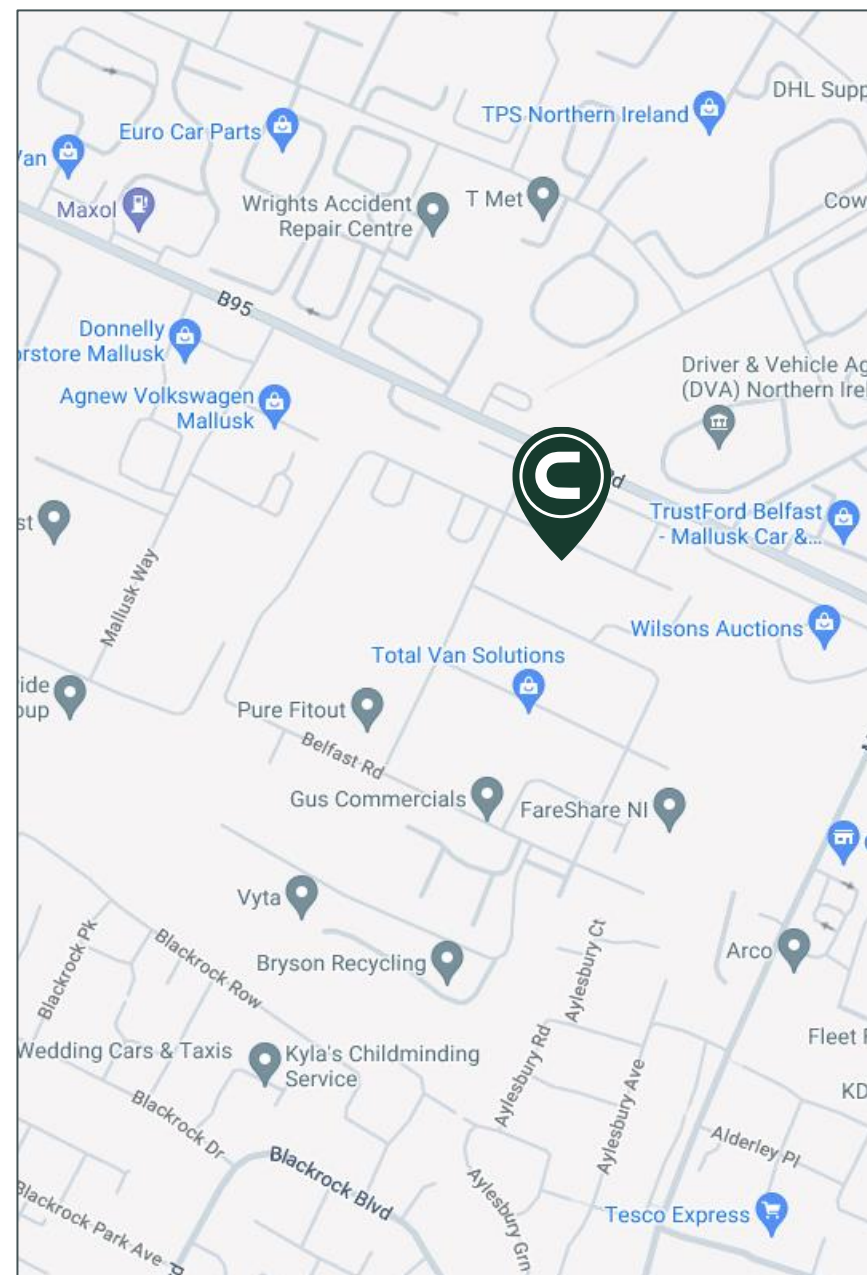
Location

Mallusk is one of Northern Ireland's leading commercial locations, located 7 miles north of Belfast City Centre and is highly accessible due to the close proximity of the M2 Motorway at Sandyknowes roundabout. It also provides ease of access to Belfast City Airport, both Belfast and Larne Ports and the wider motorway network. The property is situated within Central Park, with neighbouring occupiers including Zeus Warehouse, Bassetts, Countrywide Freight Group, CMG Motorcycles and A1 Hoses.

Description

The subject property comprises studio accommodation available extending to 1,884 sq ft which is located within Central Park, Mallusk. Externally, the units benefit from on-site car parking with direct links to the M2 motorway. Internally, it is finished to include wooden and carpeted flooring, plastered and painted walls, fluorescent strip lighting, a kitchenette, WCs, a changing room with shower facilities and 1no. private office.

Suitable for a variety of uses such as a yoga studio, pilates studio or a gym.



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Tenure

Term	Negotiable
Rent	£20,000 p.a.x.
Repairs	Tenant will be responsible for internal repairs.
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for Unit 13 is £16,700. Therefore, the estimated rates payable for 2025/26 are £9,814.42.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area		
Unit 13	1,884 Sq Ft	175 Sq M

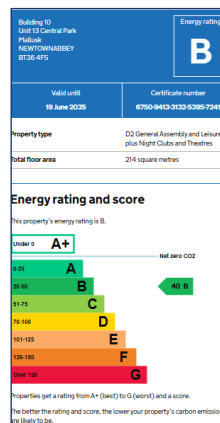
AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

Unit 13 has been rated as B-40 under EPC regulations.

A copy of the EPC Certificates are available below and can be made available on request.



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