



To Let Warehouse & Yard

12 Michelin Road, Mallusk, Newtownabbey, BT36 4PT



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

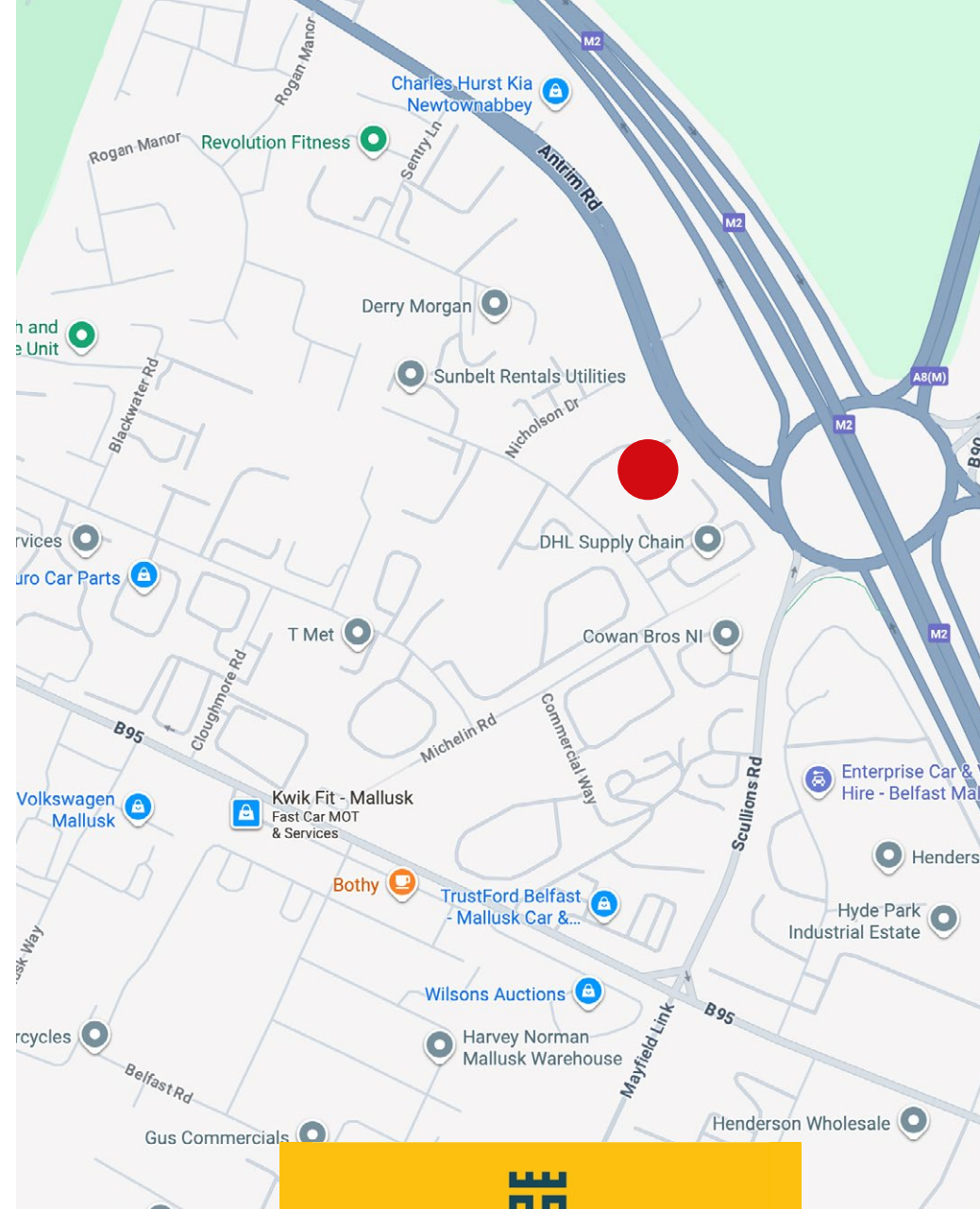
- Standalone warehouse unit of approximately 1192.41 sq m (12,835 sqft sq ft).
- Split to provide open plan warehouse space, packing area, three offices, two canteens and WC's.
- Large private yard of 0.531 acres to the front.

LOCATION

- The subject property is located within a standalone site on Michelin Road, Mallusk, approximately 9 miles north of Belfast City Centre.
- The area is considered as one of Northern Ireland's most popular distribution, warehouse and trade counter locations and is approximately 1 mile from 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 networks
- Occupiers in the area include DHL, NK Coatings, William Coates, TPS, TBF Thompson and DVA.

DESCRIPTION

- The subject is a detached warehouse with steel portal frame, cavity/block walls to lower level and metal sheeting to upper section. The roof is pitched and covered with metal sheeting & translucent roof panels.
- The internal accommodation provides open plan warehouse space, office, training room, a canteen and WC'S..
- The property extends to a Gross Internal Area of approximately 1192.41 sq m (12,835 sq ft), with access by way of 2 electric roller shutters and 2 pedestrian doors, while eaves height is c. 4.7 m (15.42 ft).



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ACCOMMODATION

Ground Floor	Sq M	Sq Ft
Warehouse	1127.35	12,134
Office	20.1	216.35
Kitchen	24.584	264
Training Room	12.05	129.7
Entrance/Storage	8.47	91.17
WC's		
Total Gross Internal Area	1,192.49	12,835.90

LEASE DETAILS

Term: Negotiable
Rent: £77,000 per annum, exclusive.
Rent Review: Upwards only every five years.
Repairs & Insurance: The tenant is to be responsible for full repairs and reimbursement of the building insurance premium to the Landlord.

RATES INFORMATION

We are verbally advised by Land & Property Services that the Rateable Value of the property is as follows:-

NAV: £44,300

Rate in £ 2024/25 = 0.5876749436

Estimated Rates Payable 2024/25 = £26,034

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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McKibbin Commercial Property Consultants

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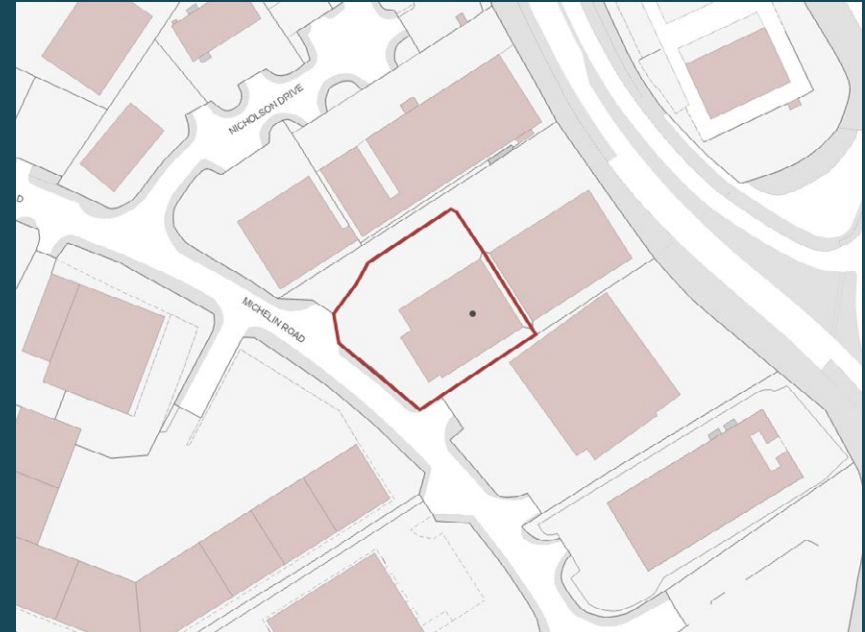
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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information 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 five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.



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