



To Let Superb New Warehouse Units

Units 13-14, Craigarogan Business Park,
660 Antrim Road Mallusk BT36 4EL

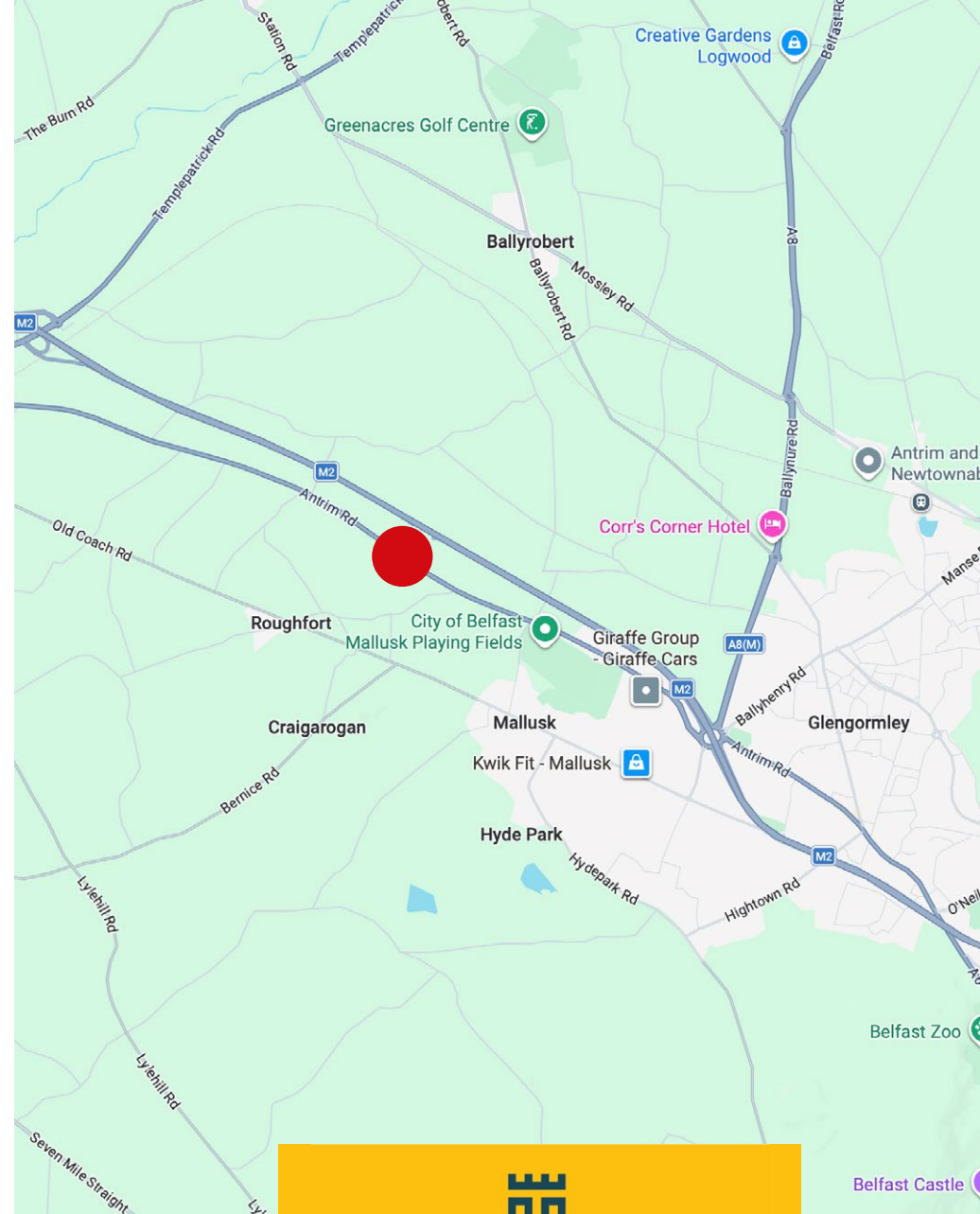


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LOCATION & DESCRIPTION

- Mallusk is widely regarded as Northern Ireland's premier warehouse location with excellent access to Northern Ireland's motorway network, providing direct connections to Belfast City Centre & the wider strategic road network.
- Craigarogan Business Park is prominently situated in Mallusk, opposite the new MOT testing centre. Rare opportunity to lease brand new high specification units that are ideally suited for storage & distribution occupiers.
- The 2 units (which can be combined) have an eaves height of 6.1m and are finished to a high standard. They will be ready for occupation in September this year.
- Ample on site car parking.



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ACCOMMODATION

Description	Sq M	Sq Ft
Unit 13	159	1,715
Unit 14	159	1,715

(Units can be combined)

LEASE DETAILS

Term:	Multiples of 5 years
Rent:	£10 psf
Rent Review:	Every 5 years
Repairs:	The tenant will be responsible for internal repairs and a fair proportion of external repairs
Insurance:	The tenant will reimburse the landlord with the cost of insuring the property.
Occupation:	September 2026

RATES INFORMATION

To be assessed

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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Ben Escott
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McKibbin Commercial Property Consultants
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

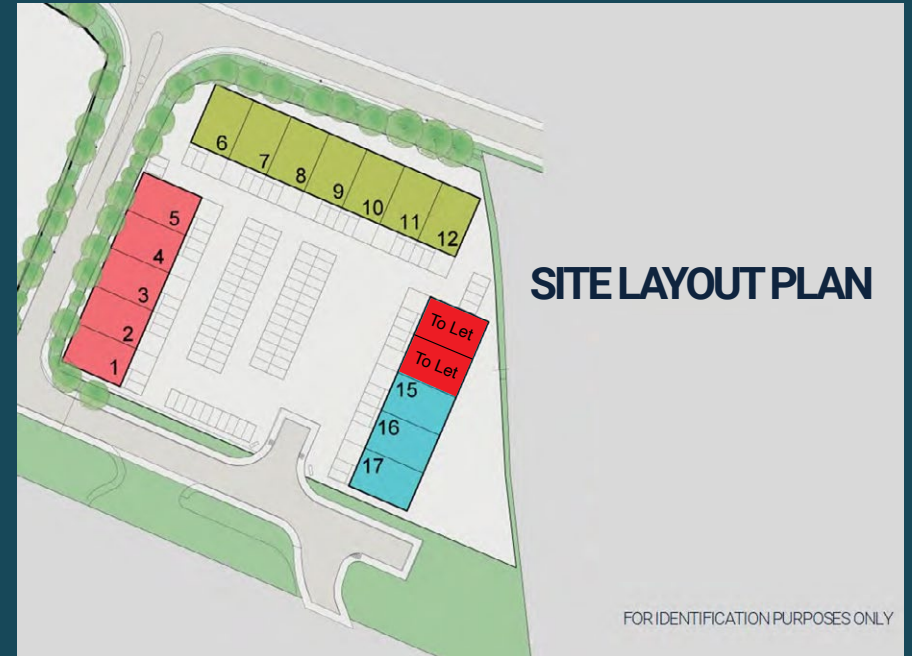
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