



FOR SALE/ TO LET 2 Trench Road Mallusk, BT36 4TY.



Self Contained Warehouse & Office Facility. Property Highlights

- Modern Warehouse, offices and showroom facility.
- · Secure & self contained on 0.4-acre site.
- Building extends to approx. 10,880 sq. ft (1,010m2).
- Located within Northern Irelands Premier Industrial Distribution Warehouse Hub.

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cushmanwakefield-ni.com

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Local legal entity trading as Cushman & Wakefield.





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Location

Mallusk is one of Northern Irelands Premier Industrial / Distribution Warehouse Hubs located within Newtownabbey which is approx. 8 miles north of Belfast City Centre.

This location benefits from excellent transport links via Junction 4 (Sandyknowes Roundabout) of the M2 motorway providing ease of access to Belfast City Centre, the Airports, Ports of Belfast and Larne and the M1, M2 and M3 motorway network.

The subject property is located on Trench Road, just off the main Mallusk Road.

Other occupiers in the immediate vicinity include CFM, Wrights, Wiggle / Chain Reaction Cycles, MET steel, Arco and Countrywide Freight.

Description

The property comprises of a modern steel framed warehouse and training room, offices, showroom, reception area and staff facilities on the ground floor with canteen and kitchen on the first floor.

The building is situated on its own secure self contained site which extends to approximately 0.4 acres.

The building benefits from an eaves height of approx. 6m and access via a roller shutter door to the warehouse and double doors into the offices.

Car parking for up to 12 vehicles.

Accommodation

The premises provides the following approximate net internal areas:

	Sq. ft.	Sq. M.
Main Warehouse	7,447	692
Offices / Reception	1,837	170
First floor kitchen/ Canteen & Offices.	1,596	148
Total:	10,880	1,010

Sales Details

Offers over £650,000 sterling.

Lease Details

Term:	Minimum 5 years
Rent:	£60,000 perannum exc.
Repairs & Insurance:	Effective full repairing and insuring terms

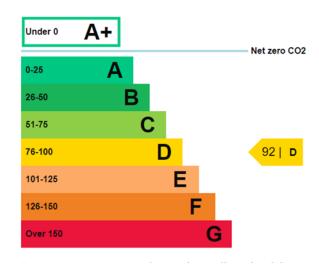
NAV/RATES

We are advised by Land and Property Services that the NAV of the property is £33,900 giving rates payable of approximately £17,763 for 2022/23.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

FPC







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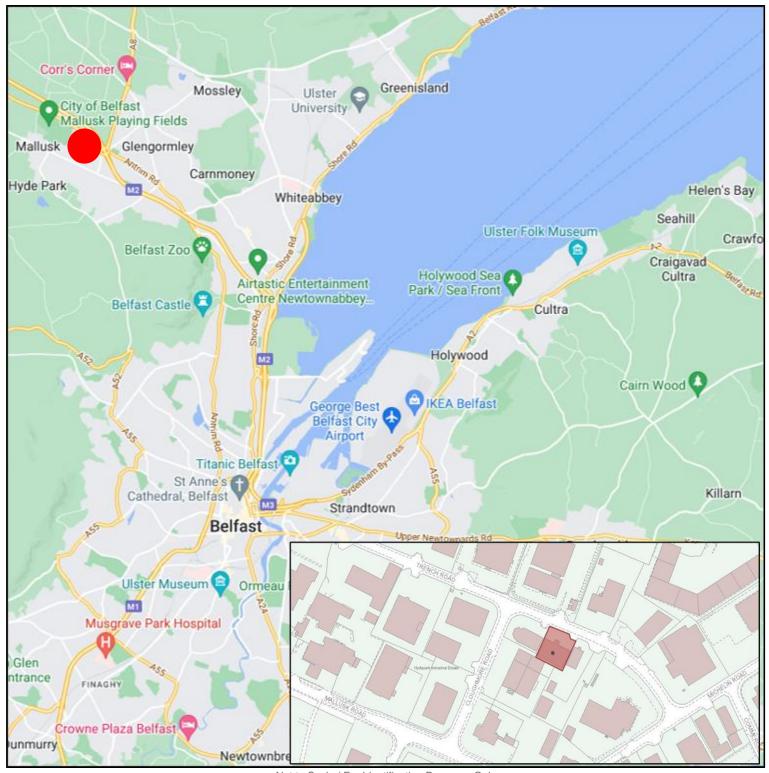








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Not to Scale / For Identification Purposes Only

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As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in 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 five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.