

Unit 2A, 51 Mallusk Road, Mallusk, BT36 4RU

To Let

Industrial Warehouse Totalling Approximately 17,384 sq ft with min 5.5m eaves, max 6.7m eaves
4 no. Overhead Travelling Cranes - 2 x 5 ton and 2 x 10 ton



Location

The subject lands are located in the centre of Mallusk, one of the Province's premier commercial and industrial locations. Major companies who have recognised its strategic location include Marks & Spencer, UPS, British Telecom and DHL.

The subject property occupies a prominent position on Mallusk Road approximately 2km off the Sandyknowes Roundabout. This would be viewed as a prominent location within the context of Mallusk. The immediate area is predominantly industrial/manufacturing with a small provision of car showrooms fronting Mallusk Road. Surrounding occupiers in the vicinity of the subject include DHL, Donnelly Group Sales, Mercedes-Benz and Nightline Group.

Description

- Steel portal frame construction;
- Double skin profiled metal clad roof;
- Concrete warehouse floor;
- Split over two levels;
- Minimum eaves height of 5.5m;
- 6.4m eaves;
- Security alarm;
- WC facilities;
- Traditional block construction to a height of 2.5m;
- Three electric roller shutter door;
- External 10 ton travelling crane;
- Halogen spot lighting;
- 4no. travelling overhead cranes;
- Capable of loads between 5 & 10 tonnes;
- 3 phase 80kva power supply;
- External yard.

Schedule of Accommodation

	Sq Ft	Sq M
Office	918	85.3
Warehouse	16,466	1,529.7
Total Internal Area	17,384	1,615

Lease Details

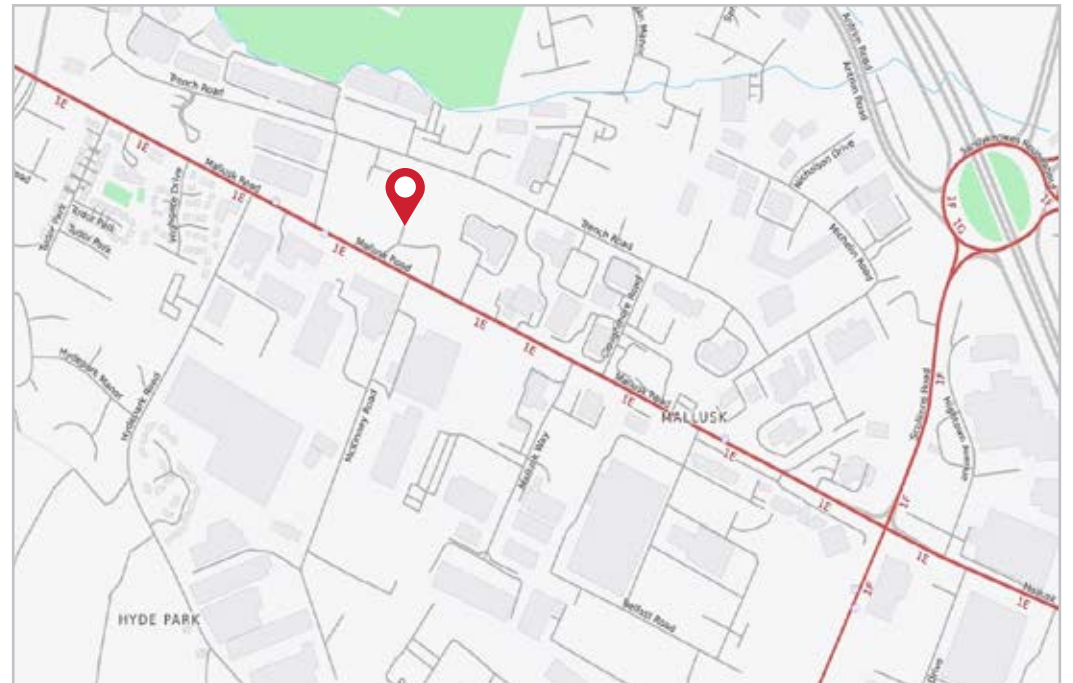
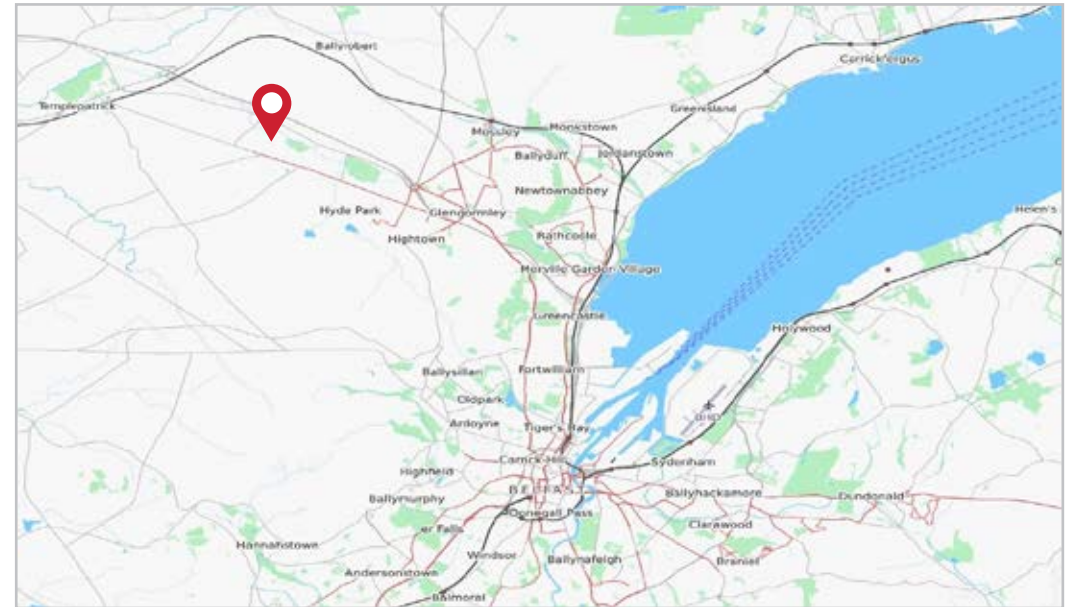
Term - By negotiation.

Rent - On application.

Rent Review - 5 yearly.

Repairs - The tenant is to be responsible for external and internal repairs.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.



For Indicative Purposes Only





Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £58,200

Rate in £ 21/22: £0.5239

Rates payable, if applicable: est £30,490.98 per annum

Energy Performance Certificate

The property benefits from an EPC rating of C54 and the Energy Performance Certificate is available upon request.

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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