

TO LET



Design & Build Opportunities

Sandyknowes Business Park
605a Antrim Road
Mallusk
BT36 4RY

- Located in Mallusk, one of the province's premier commercial / industrial locations
- Site extends to approx. 2 acres

LOCATION

Sandyknowes Business Park is located on the periphery of Mallusk, one of the Province's premier commercial and industrial locations. Major companies who have recognised its strategic location include Marks & Spencer, The Post Office, British Telecom and Boxmore International.

Sandyknowes Business Park enjoys a prominent position fronting the Antrim line affording direct access to the M2 Motorway at Sandyknowes Roundabout providing quick access to Belfast City

Centre, Belfast City and International Airports, Belfast and Larne harbours and the M1, M2 and the M3 Motorway network.

- 7 miles from Belfast Port
- 16.8 miles from Larne Port
- 111 miles from Dublin Port

DESCRIPTION

Sandyknowes Business Park extends to approximately 5 acres with over 60,000 sq ft of built accommodation let to a number of major companies including Expeditors, Movianto The Self Storage Company, Chandler KBS, and Irwin M&E.

Sandyknowes Business Park can offer design and build office or industrial units from a range of sizes.

Outline planning permission granted on 28 June 2011 for a mixed use development to include storage/ distribution units, hotel with restaurant, local retail convenience unit with associated parking (Ref: U/2008/0340/O).

Please contact the agent for further information.

LEASE TERMS

Term: By negotiation.

Rent: Please contact the agent.

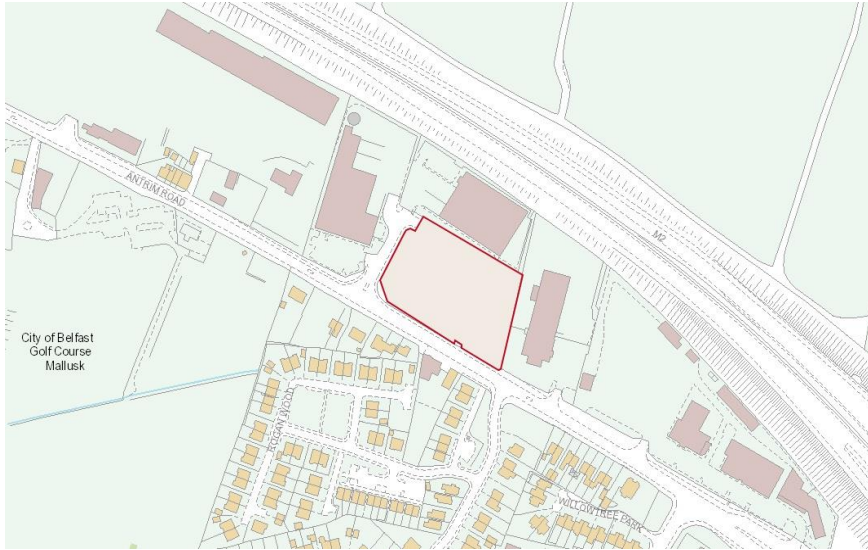
Repairs: Full repairing and insuring terms via service charge.

VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.



LOCATION



VIEWING

For further information or to arrange a viewing, please contact:

McConnell

 **JLL** Alliance Partner

Contact: Greg Henry
Tel: 07841 928670
Email: greg.henry@mcconnellproperty.com

Montgomery House,
29-31 Montgomery Street,
BT1 4NX

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/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 McConnell Chartered Surveyors. 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.