

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

OFFICE PREMISES

10 HYDEPARK ROAD
MALLUSK
NEWTOWNABBEY
BT36 4PY

c. 344.76 m² (3,711 ft²)



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McKIBBIN COMMERCIAL
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CHARTERED SURVEYORS

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- The subject premises have recently been refurbished and are made up of a stand-alone office premises which are finished to a high standard and are available with minimal ingoing expenditure.
- The property also benefits from an abundance of car parking spaces and hardstanding area.
- Due to its location and close proximity to Sandyknowes Roundabout, the property benefits from excellent transport links and access to both north and south routes on the M2 Motorway and also the new Larne Line Dual Carriageway (A8).

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McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

TO LET

WAREHOUSE & OFFICE PREMISES 10 Hydepark Road, Mallusk, BT36 4PY



LEASE DETAILS

Term:
10 years.

Rent:
£50,000 p.a.x.

Rent Review:
Upwards only at the expiry of the fifth year.

Repairs & Insurance:
Tenant responsible for internal repairs and reimbursement of the buildings insurance premium to the Landlord.

Service Charge:
Levied to cover a fair proportion of the cost of external repairs and other reasonable outgoings of the Landlord.

RATES INFORMATION

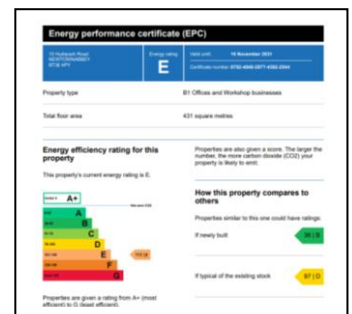
NAV's
10 Hydepark Road £54,300
Rate in £ 2022/23 = 0.523981
Rates payable 2022/23 = £28,452.17

Tenant to make own enquiries with LPS.

VAT

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

EPC'S



Net Internal Area

c. 344.76 m² (3,711 ft²)