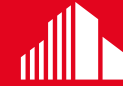


For Sale

Excellent Standalone Warehouse Investment
20 McKinney Road, Mallusk, Newtownabbey



CUSHMAN &
WAKEFIELD



McCOMBE
PIERCE



For Sale 20 McKinney Road, Mallusk, Newtownabbey



Property Highlights

- Located within one of Northern Ireland's premier industrial/warehouse distribution locations.
- Extending to approximately 12,528 sq ft (1,164 sq m).
- Situated on a self-contained site of approx. 0.8 acres, benefitting from a generous secure palisade fenced concrete marshalling yard.

Location

Mallusk is one of Northern Ireland's premier industrial/warehouse distribution locations, situated approximately 8 miles north of Belfast. Mallusk benefits from excellent transport links via Junction 4 (Sandyknowes) of the M2 Motorway providing ease of access to the wider motorway network, Belfast International Airport (10 miles), Belfast City Airport (9 miles) and the Ports of Larne (15 miles) and Belfast (7 miles).

The subject property is situated within the McKinney Road industrial area which is home to a number of high profile occupiers to include DHL, Montracon, Scobie & Junior, GES Group and Nightline.

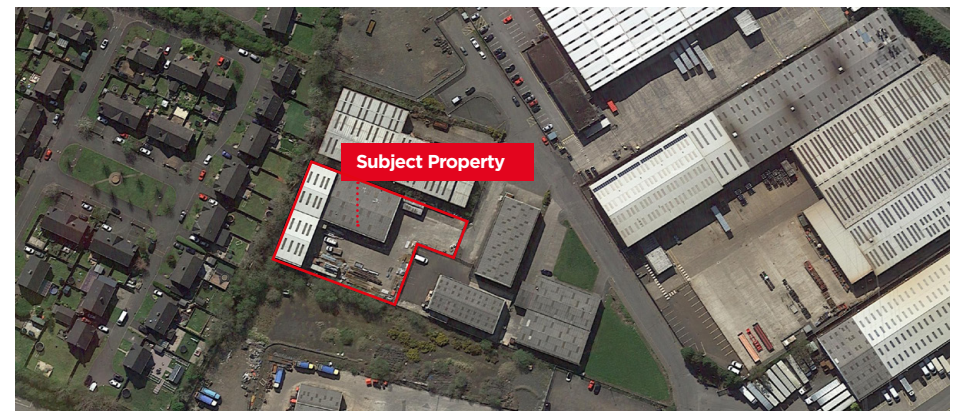
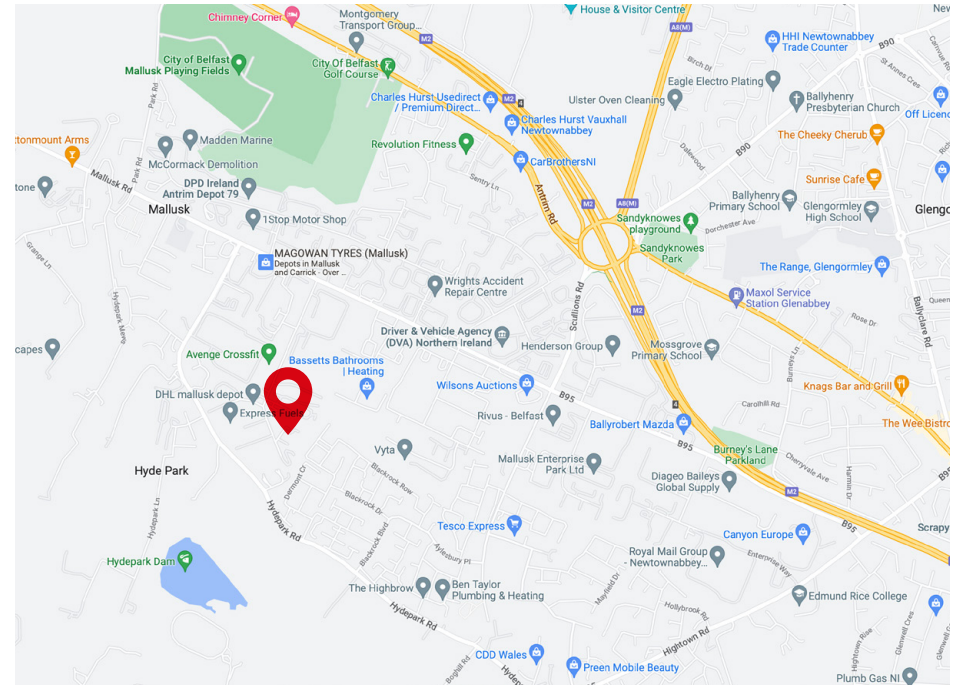
Description

The property comprises of a standalone warehouse unit situated on a self-contained 0.8 acre site enclosed by a palisade metal fence and benefits from a generous concrete marshalling yard.

The property is of concrete frame construction with brickwork/metal clad walls and a panel roof which has been extended at the rear to provide a steel portal frame addition with blockwork/profile metal clad walls and a profile metal clad roof.

The property benefits from 3 no. electric roller shutter doors with an eaves height of approx 5.85 m rising to 7.40 m in the rear addition.

Internally the property provides office accommodation, staff kitchen and wcs and benefits from halogen lighting and oil fired powrmatic heating.



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Accommodation

The premises provides the following approximate gross internal areas:

Description	Sq Ft	Sq M
Warehouse	12,528	1,164

NAV

We have been advised by Land & Property Services that the NAV is £46,370 resulting in rates payable of approximately £26,214.26 for 2024/25.

Lease

The property is let on a 5 year full repairing and insuring lease from 1st July 2023 at an initial rental of £60,000 per annum exclusive for years 1-3 and rising to £62,500 till the end of the lease. There is a tenant break option at the end of the 3rd year subject to 6 months written notice. The tenant has been in occupation for the last 5 years.

Price

We have been instructed to seek offers over £750,000 exclusive for this prime investment.

VAT

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

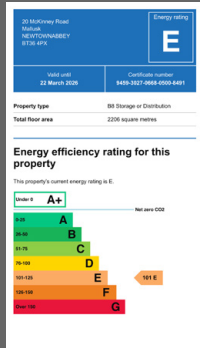
EPC

The property has an Energy Performance rating of E101.
A copy of the EPC can be provided upon request.



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