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TO LET

FOR IDENTIFICATION PURPOSES ONLY

56 Trench Road, Mallusk, BT36 4TY

Workshop / Warehouse & Modern Ancillary Office Accommodation of c. 5,160 sq ft / c. 480 sq m

LOCATION

Mallusk is one of the Province's premier commercial and business hubs enjoying direct access to the M2 Motorway at Sandyknowes Roundabout.

The strategic location provides quick access to Belfast City Centre (c. 9 miles) Belfast City and International Airports, Belfast & Larne Harbours and the M1, M2 & m3 Motorway networks.

The subject premises are located on the Trench Road a short distance from the centre of Mallusk with neighbouring occupiers including Smurfit Kappa Packaging, H&A Mechanical Services, The Maxol Group and Scan Alarms.

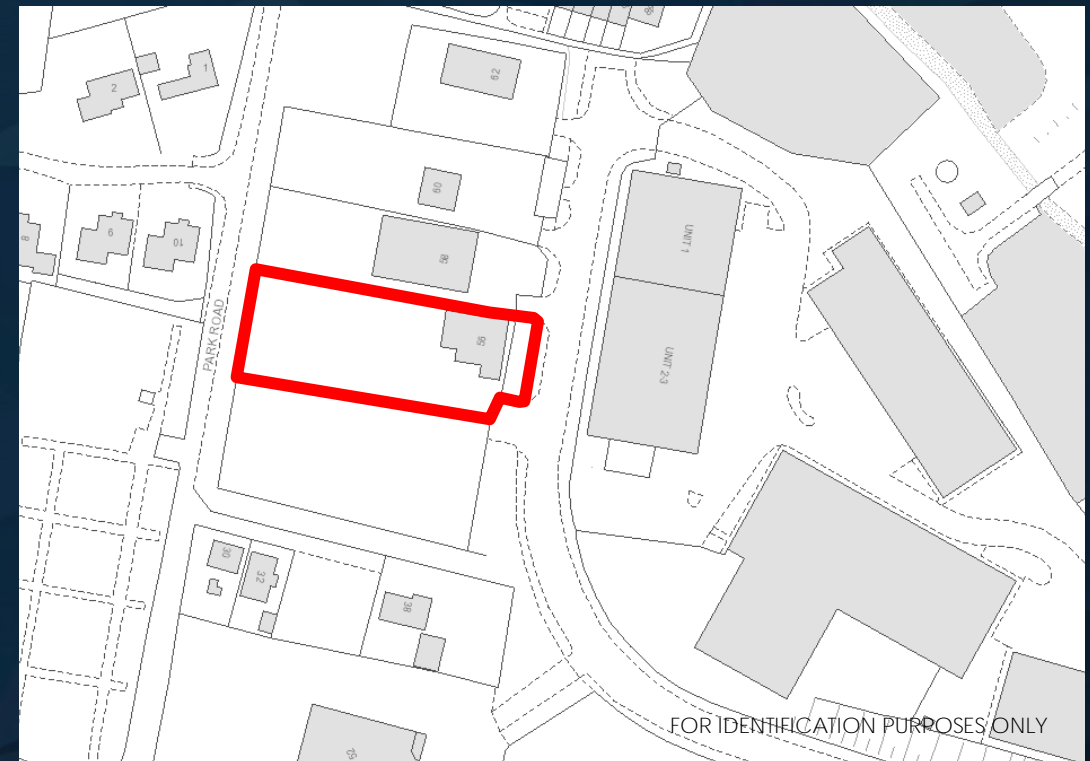


WAREHOUSE

- Portal steel frame.
- Double skinned composite clad roof with Perspex roof lights and low energy lighting.
- Painted / plastered block cavity walls to office block and lower level of warehouse with composite cladding above.
- Screed concrete floor with vehicle inspection pit.
- 6m eaves (19 ft).
- Manual roller shutter door.
- Securely fenced site with security gates and CCTV.

OFFICES

- Suspended ceilings with recessed lighting.
- Double glazed powder coated aluminium windows and entrance doors.
- High quality oak doors and architraves.
- Painted / plastered walls and carpeted / vinyl flooring.
- Passenger lift to first floor.
- Modern fitted kitchens.
- Gas fired central heating and partial air conditioning.
- Tarmacadamed entrance and parking area.



ACCOMMODATION

DESCRIPTION **AREA (SQ M)** **AREA (SQ FT)**

GROUND FLOOR

Warehouse (Including Kitchen, Store & Gents WC) c. 144 sq m c. 1,551 sq ft

Mezzanine Stores c. 51 sq m c. 550 sq ft

Offices (G.I.A) (Including reception lobby, general offices, 3 no. private offices, reprographic room, store, kitchen and 2 WC's - Lift to first floor) c. 142 sq m c. 1,529 sq ft

FIRST FLOOR

Offices (G.I.A) (Including boardroom, 3 no. offices, store & WC) c. 142 sq m c. 1,529 sq ft

OUTSIDE

Concreted yard of c. 0.72 acres and car parking to front and side of building with 2 no. 11 KW EV charging points and CCTV

TOTAL ACCOMMODATION **c. 479 sq m** **c. 5,159 sq ft**

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/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

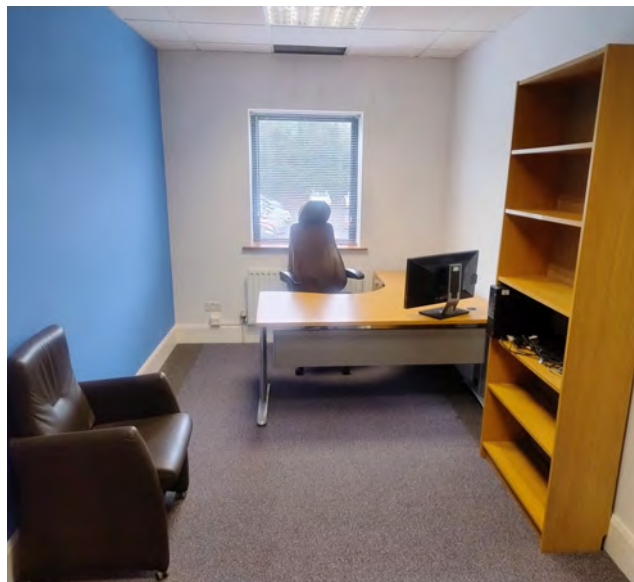
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KAPPA

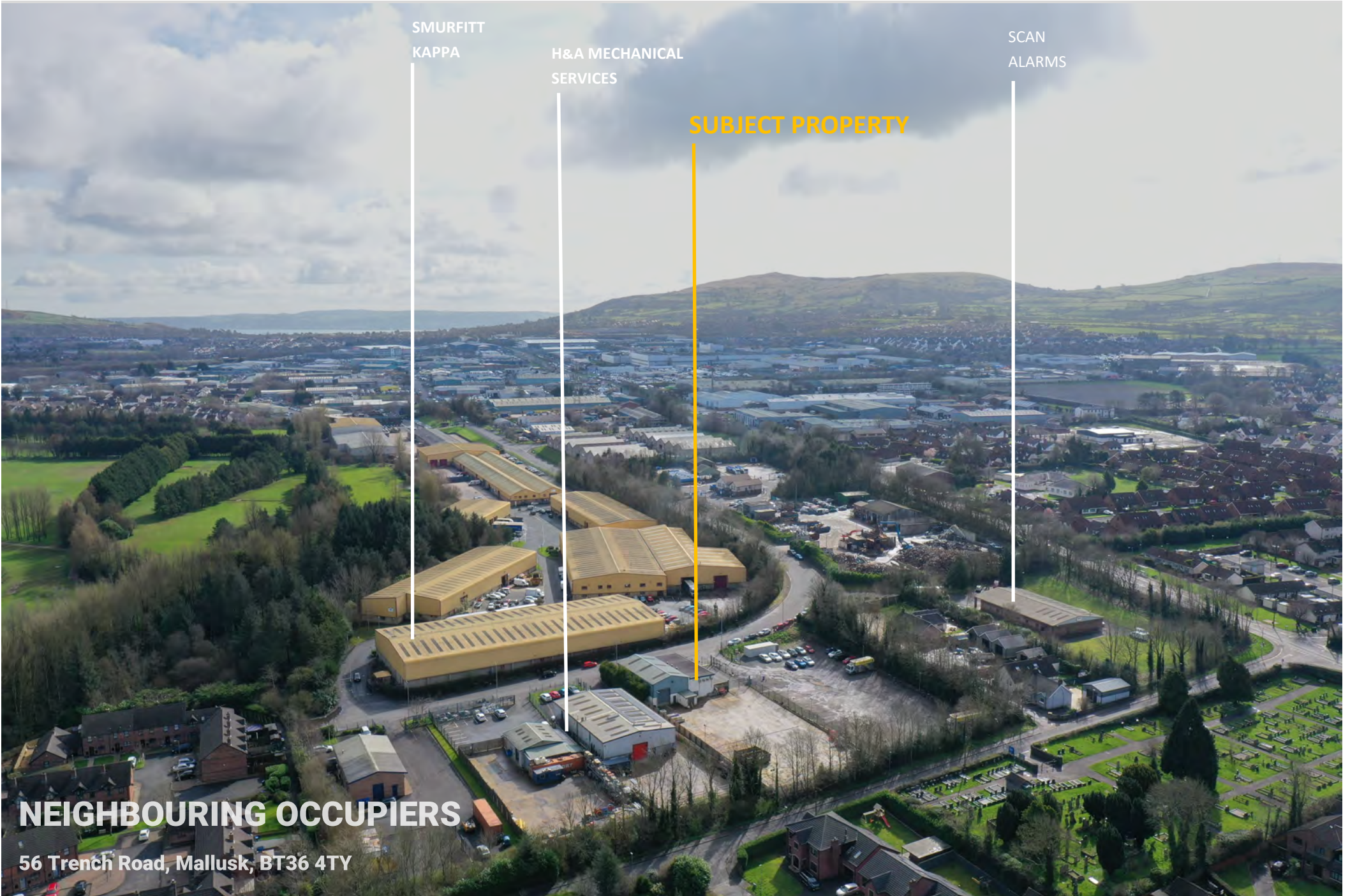
H&A MECHANICAL
SERVICES

SCAN
ALARMS

SUBJECT PROPERTY

NEIGHBOURING OCCUPIERS

56 Trench Road, Mallusk, BT36 4TY



LEASE DETAILS

RENT: £40,000 per annum.
TERM: Negotiable subject to periodic rent reviews.
REPAIRS / INSURANCE: The tenant will be responsible for internal and external repairs and the landlord insures and recovers insurance premium from tenant.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

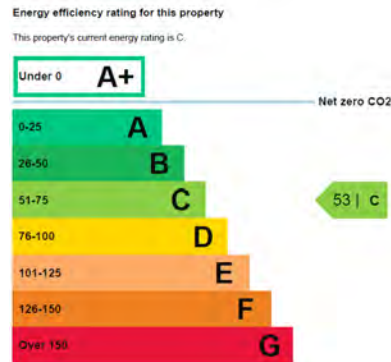
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £13,800

Estimated rates payable in accordance with LPS Website:
£7,466.89

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

IAIN MCCABE
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ROSS PATTERSON
ross.patterson@okt.co.uk



O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.