

## 2A Trench Road, Mallusk, BT36 4TY

To Let

Refurbished Industrial Unit Totalling Approximately 3,398 Sq Ft

On A Self Contained Site Of Approximately 0.4 Acres Fronting Trench Road



Lambert  
Smith  
Hampton

## Location

The subject premises is located in Mallusk, one of the Province's premier commercial and industrial locations.

Mallusk presents a strategic industrial location benefitting from direct access to the M2 Motorway at Sandyknowes which provides ease of access north and south of the province leading to the M1 Motorway via the Westlink just 10 miles south of Mallusk. The property is also well located in proximity to all Northern Ireland's major airports and ports.

- 7.9 miles from Belfast Port.
- 10.6 miles from Belfast International Airport
- 16.9 miles from Larne Port.
- 10 miles from George Best Belfast City Airport
- 111 miles from Dublin Port.
- 106 miles from Dublin Airport

Neighbouring occupiers include TBF Thompson, T-Met, NK Coatings, Euro Car Parts and Wrights Accident Repair Centre.

## Description

- 0.4 acre site
- 10% Roof Lights
- Double insulated cladding
- Perimeter Palisade Fencing
- 2 no. roller shutter doors
- Steel portal frame
- Profiled metal cladding
- Mains gas supply
- Office accommodation
- WC and kitchen facilities
- 3 phase power supply
- Eaves height of 4.5m
- Steel fire doors
- Halogen LED spotlights
- Double hung swing gates

Note: The unit can be tailored to suit end users requirements.

## Schedule of Accommodation

	Sq Ft	Sq M
Warehouse (GIA)	3,149	292
Office (NIA)	249	23
<b>Total Internal Area</b>	<b>3,398</b>	<b>315</b>

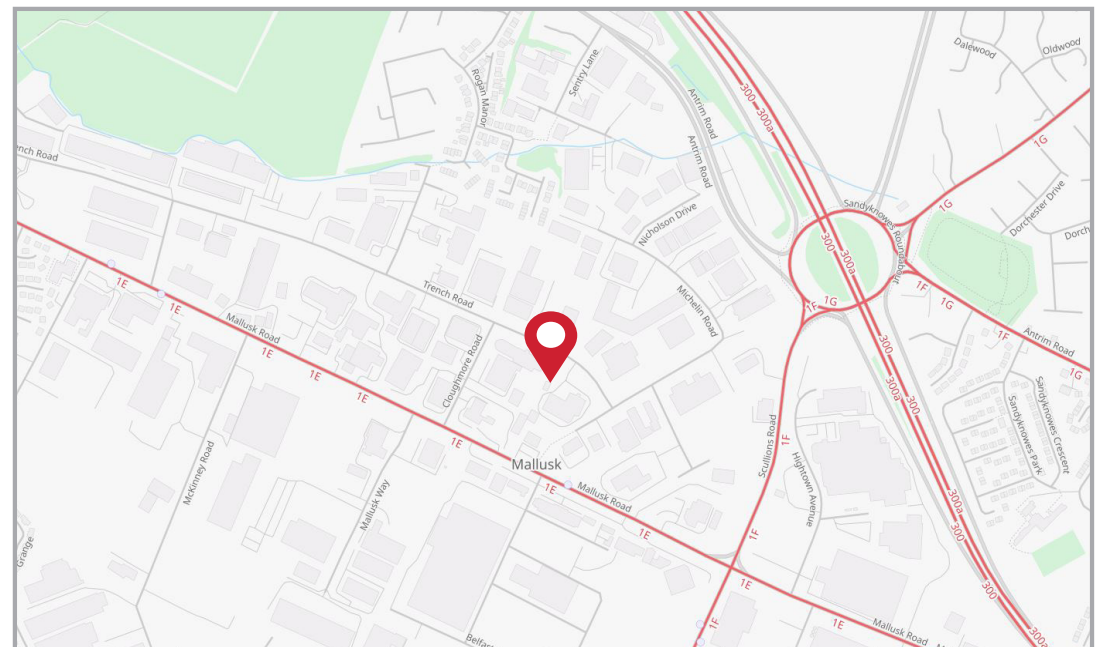
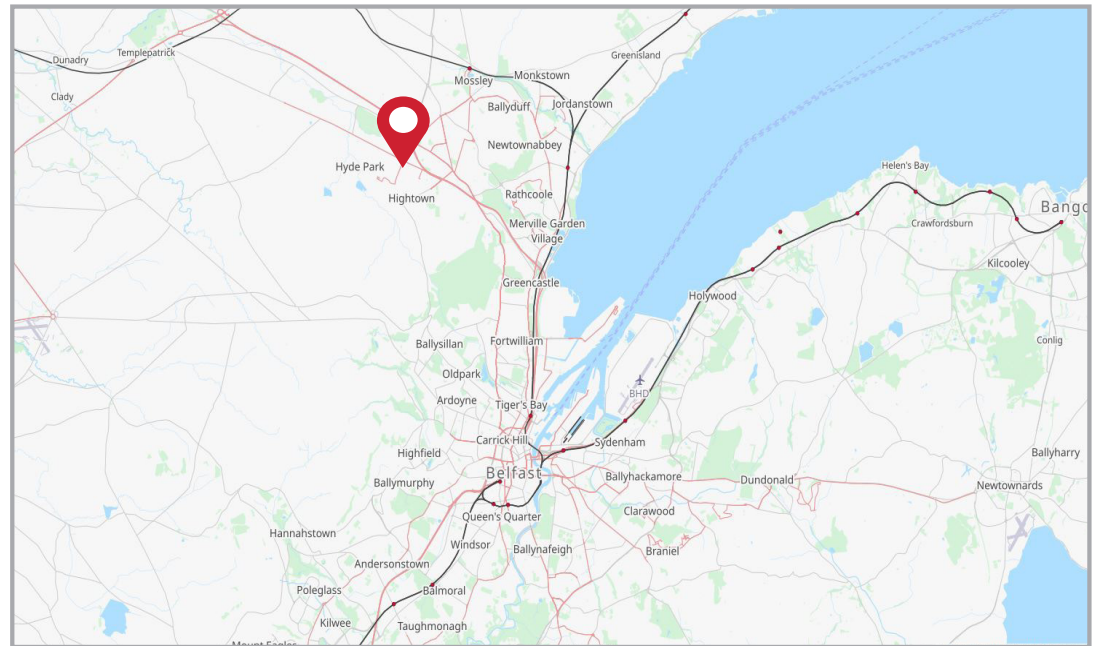
## Lease Details

Term: By Negotiation

Rent: £32,500 per annum exclusive.

Rent Review: 5 yearly.

Repairs: Full repairing and insuring.



For Indicative Purposes Only

# Images





## Rates

We have been advised by Land and Property Services that the rates are to be reassessed upon occupation.

## 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.

## Energy Performance Certificate

An EPC will be made available upon completion.

## Further Information

For further information, please contact:-

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Smith  
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