



OK
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FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

Site to the East of 655 Antrim Road, Mallusk BT36 4RG

Industrial Land extending to c. 9.1 acres (3.68 hectares)

LOCATION

Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to the Province's motorway network and proximity to Larne and Belfast Harbours and the International Airport. Mallusk is used as a base for major national and local companies and attracts interest from a wide range of occupiers across the board.

The subject site is located immediately to the South of the M2 Motorway in Mallusk, with frontage to the Antrim Road and in close proximity to the Sandyknowes junction interchange.

In addition the property is situated adjacent to Ballycraigy Business Park and Craigarogan Business Park.

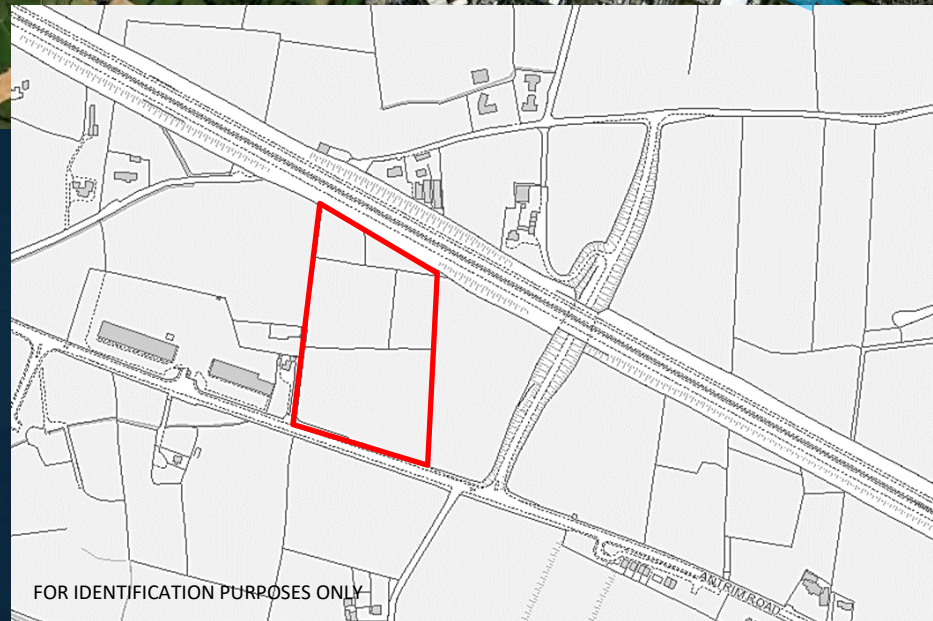
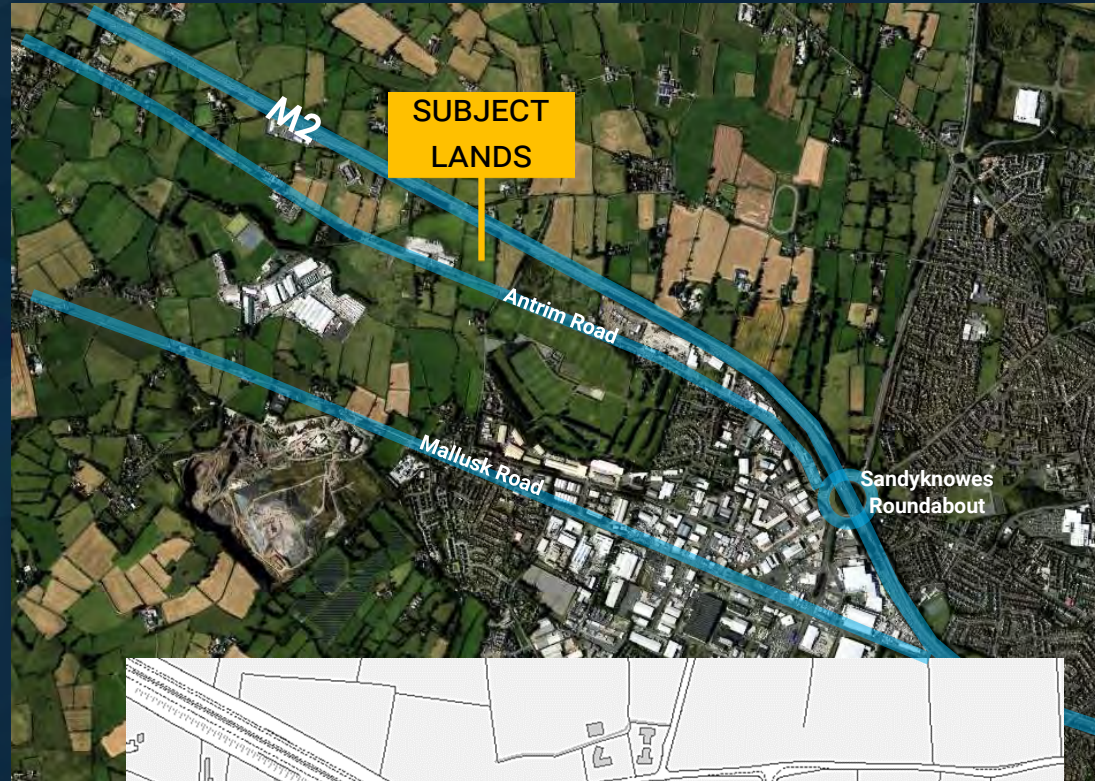
Neighbouring occupiers include Brett Martin, TR Fastenings, Flight Gymnastics Academy, with a new DVLA MOT centre planned opposite the subject site.

DESCRIPTION

The subject comprises c. 9.1 acres of employment land currently in agricultural use. The land is regular in shape and laid in grass with mature hedgerows bounding perimeter.

The land offers obvious development potential either for a large self-contained warehouse or an industrial estate with a number of units, subject to necessary planning permissions.

SITE AREA



C. 1 MILE

TO M2
MOTORWAY



C. 9 MILES
TO BELFAST CITY
CENTRE



C. 17 MILES
TO LARNE
HARBOUR



C. 10 MINS DRIVE TO
BELFAST
INTERNATIONAL
AIRPORT

DESCRIPTION	AREA (ACRES)	AREA (HECTARES)
Industrial Lands	c. 9.1 acres	3.68 hectares

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Land extending to c. 9.1 acres (3.68 hectares)

The logo for OKT, consisting of the letters 'OK' stacked above the letter 'T' in a bold, black, sans-serif font, set against a yellow triangular background.

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ZONING / PLANNING

The entire site is located within the development limit and is zoned for employment according to the current Belfast Metropolitan Area Plan.

The subject benefits from full planning permission for a timber recycling centre.

REF: LA03/2021/0258/F

DESCRIPTION: Proposed erection of timber recycling facility including processing shed, covered loading area, plant area, storage, administration and associated access road, car parking and service yard.

GRANTED: August 2022

SALES DETAILS

PRICE: Price on application

TITLE: Assumed freehold / long leasehold

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

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.

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 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.

FILE REF: 9769



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.