

FOR SALE – OFFICE BUILDING

22 MALLUSK ROAD, MALLUSK, BT6 4PP

CBRE NI
PART OF THE AFFILIATE NETWORK



FOR SALE/TO LET
OFFICE SUITES
FROM
3,400 SQ FT - 6,800 SQ FT
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Key Benefits

- Suitable for owner occupiers
- On-site car parking
- Prominent frontage onto the Mallusk Road

Location

Mallusk is one of Northern Ireland's leading commercial locations, located 7 miles north of Belfast City Centre and is highly accessible due to the close proximity of the M2 Motorway at Sandyknowes roundabout. It also provides ease of access to Belfast City Airport, both Belfast and Larne Ports and the wider motorway network. Benefitting from excellent frontage onto the Mallusk Road, the property is situated within a busy commercial development which includes occupiers such as Wilson's Auctions and Print NI.



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Description

The subject accommodation comprises of a ground floor self-contained office suite which is currently leased, and a first-floor self-contained office suite which is available for lease. The offices are finished to a high standard to include carpeted floors, painted and plastered walls and suspended ceilings with recessed fluorescent lighting. The property possesses double glazed windows and male and female WCs. The building is serviced with gas fired central heating and benefits from 12 dedicated car parking spaces with 6 spaces dedicated to the first floor.

Title

Assumed Freehold or Long Leasehold subject to a nominal ground rent.

Price

We are asking for offers in the region of £750,000 exclusive.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for the first floor office is £27,900. The rate in the £ for 2023/24 is £0.541079 therefore the estimated rates payable for 2023/24 is £15,096.

VAT

All prices are quoted exclusive of VAT, which may be payable.

AML

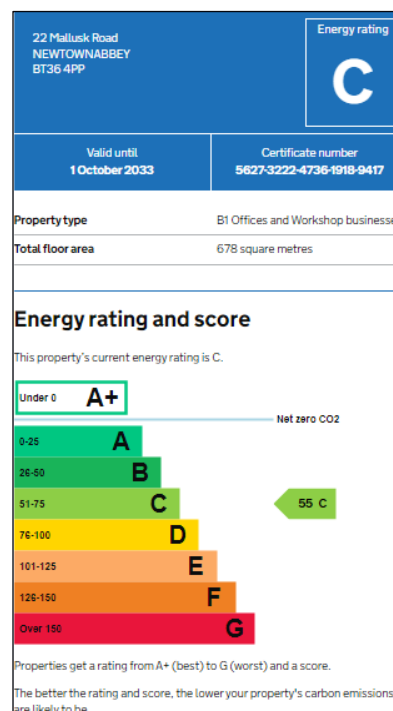
CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

Accommodation

Ground Floor	3,402 Sq Ft	316 Sq M
First Floor	3,402 Sq Ft	316 Sq M
Total	6,804 Sq Ft	632 Sq M

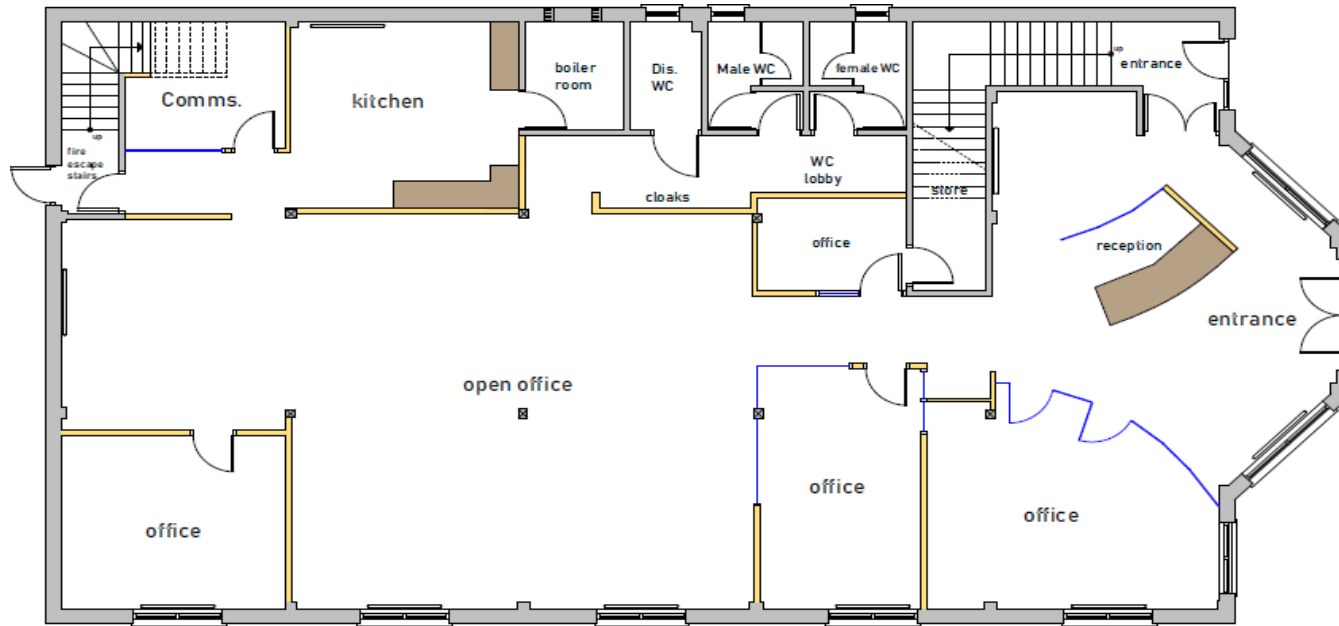
EPC

The building has been rated as C-55 under EPC regulations. A copy of the EPC Certificate is available adjacent and can be made available on request.



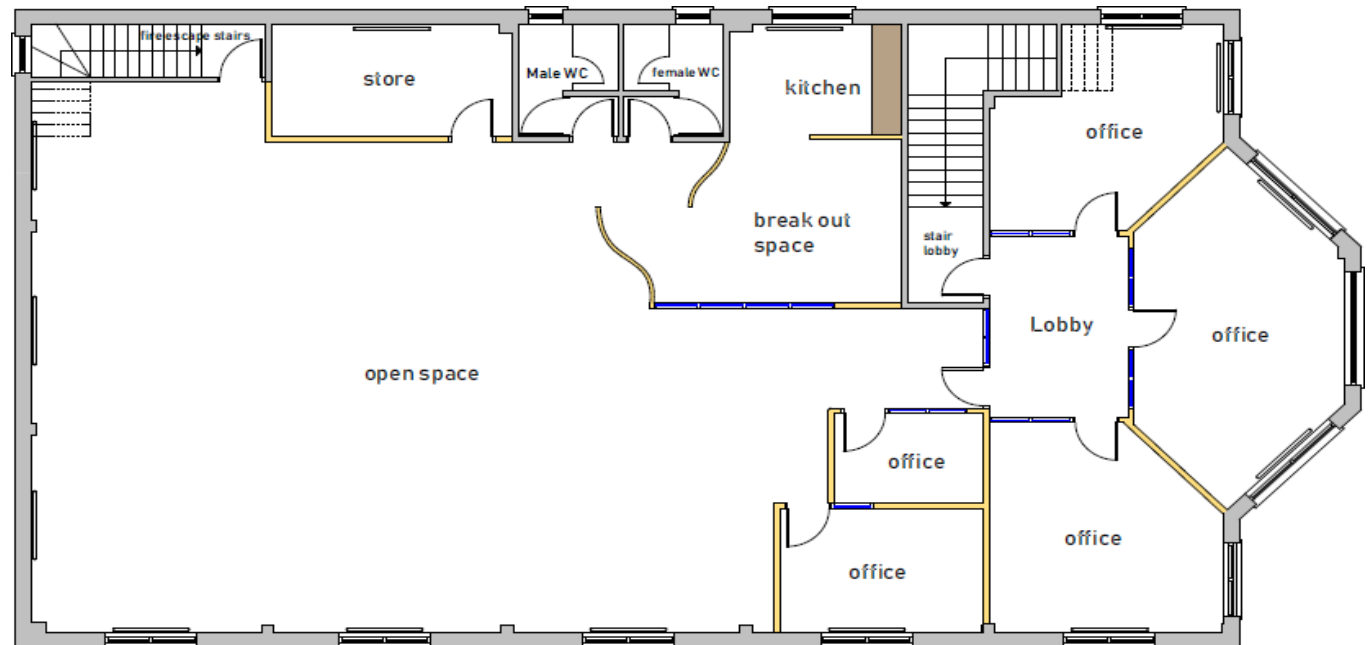
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Existing ground floor layout plan for identification purposes only

Existing first floor layout plan for identification purposes only

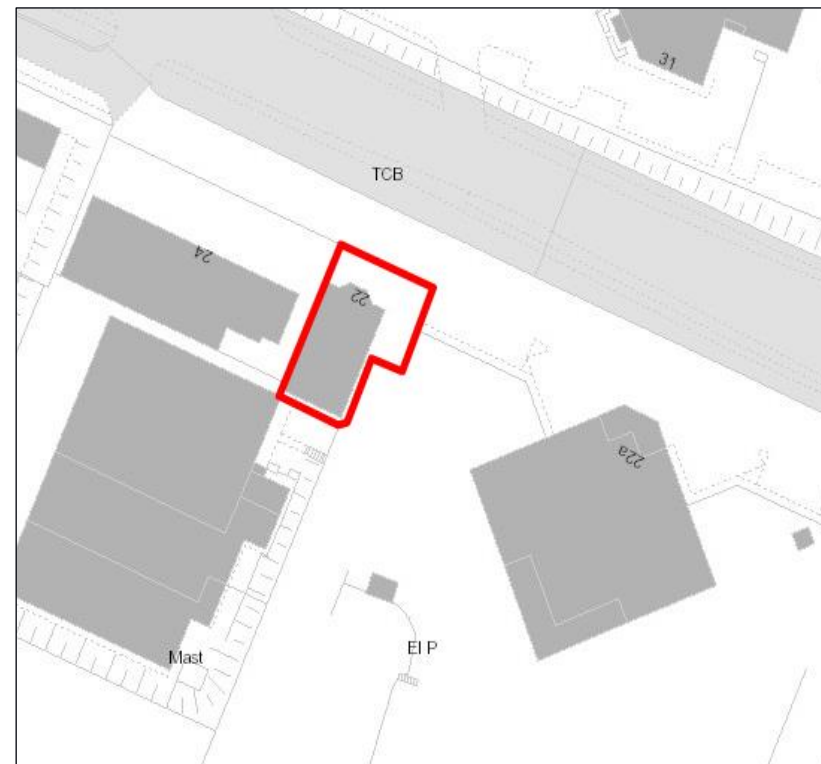


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