

OFFICE SUITES TO LET

22 MALLUSK ROAD, MALLUSK, BT36 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

- Self contained 2 storey office
- On site car parking
- Well finished offices capable of sub-division
- Prominent frontage onto the Mallusk Road
- Close to Motorway Network

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 2-storey office building with a self-contained ground floor suite and a self-contained first floor suite. 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.

The property can be let in its entirety or on a floor-by-floor basis.

Lease Details

| | |
|-------------------|--|
| Rent | £10.00 per sq ft |
| Term | Negotiable |
| Repairs/Insurance | Full repairing and insuring basis |
| Service Charge | A service charge will be levied to cover external repairs and maintenance to common areas etc. |

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for the ground floor office is £27,900. The rate in the £ for 2024/25 is £0.568667 therefore the estimated rates payable for 2024/25 is £15,866.

We have been advised by Land and Property Services that the estimated rateable value for the first floor office is £22,300. The rate in the £ for 2024/25 is £0.568667 therefore the estimated rates payable for 2024/25 is £12,681.

VAT

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

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 |

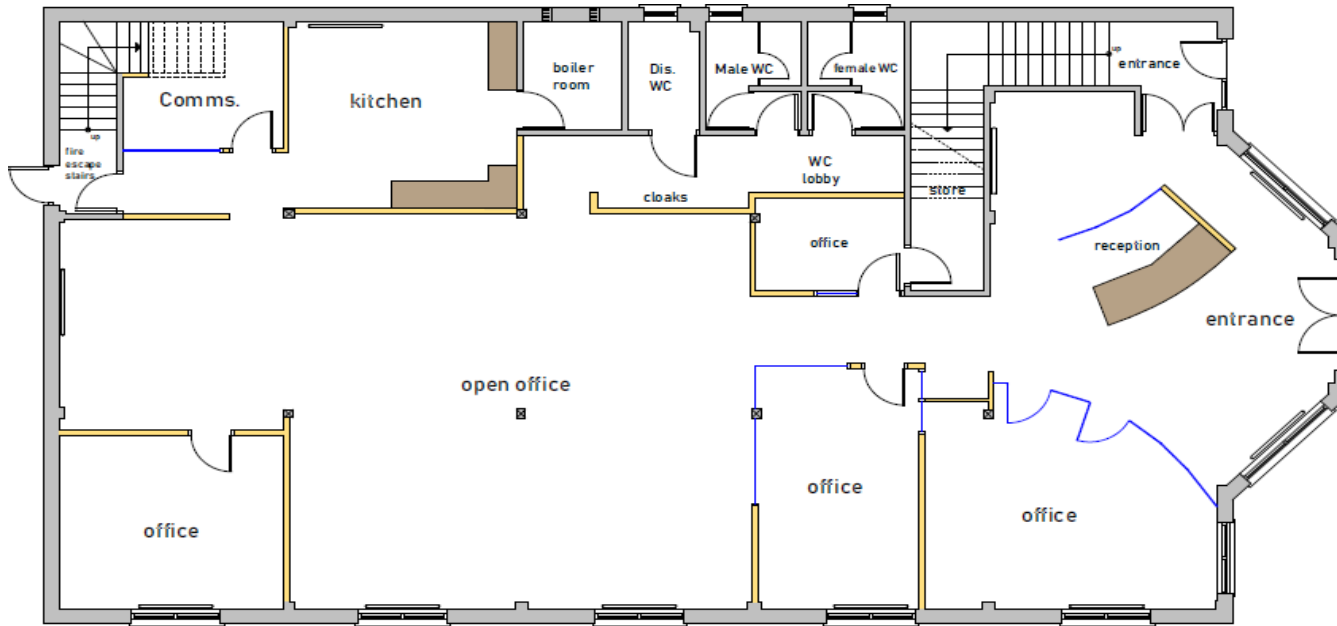
EPC

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.



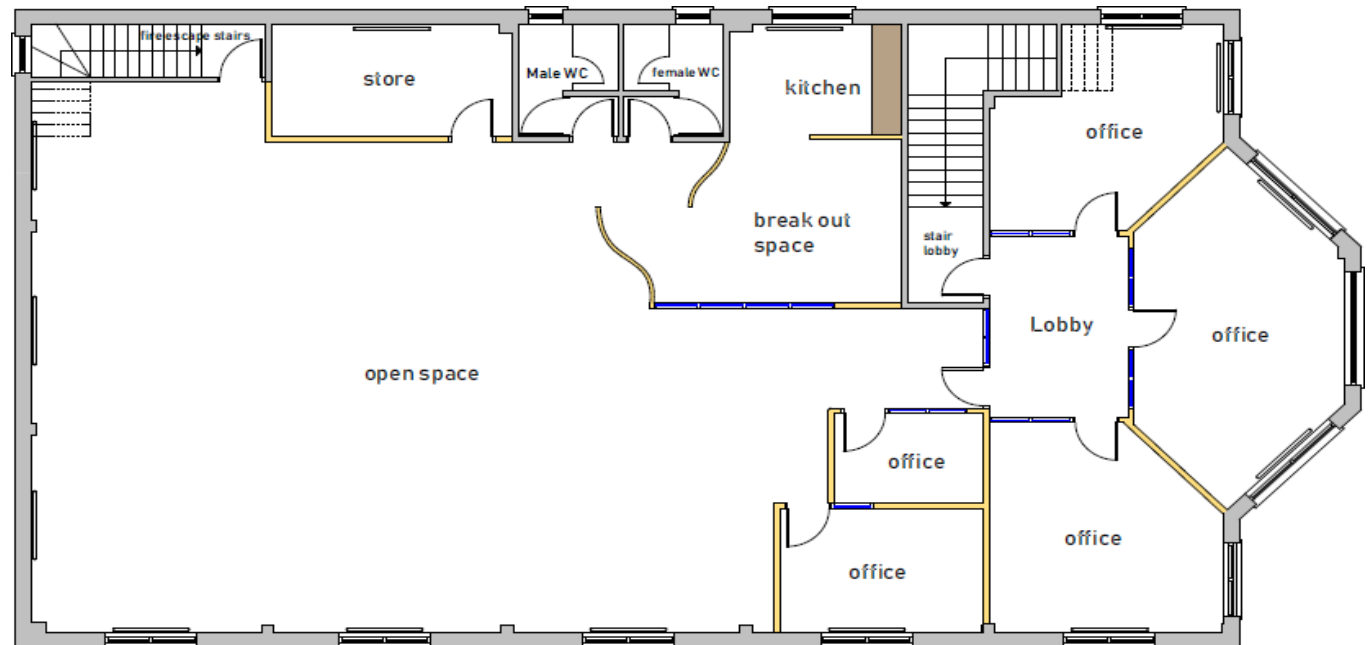
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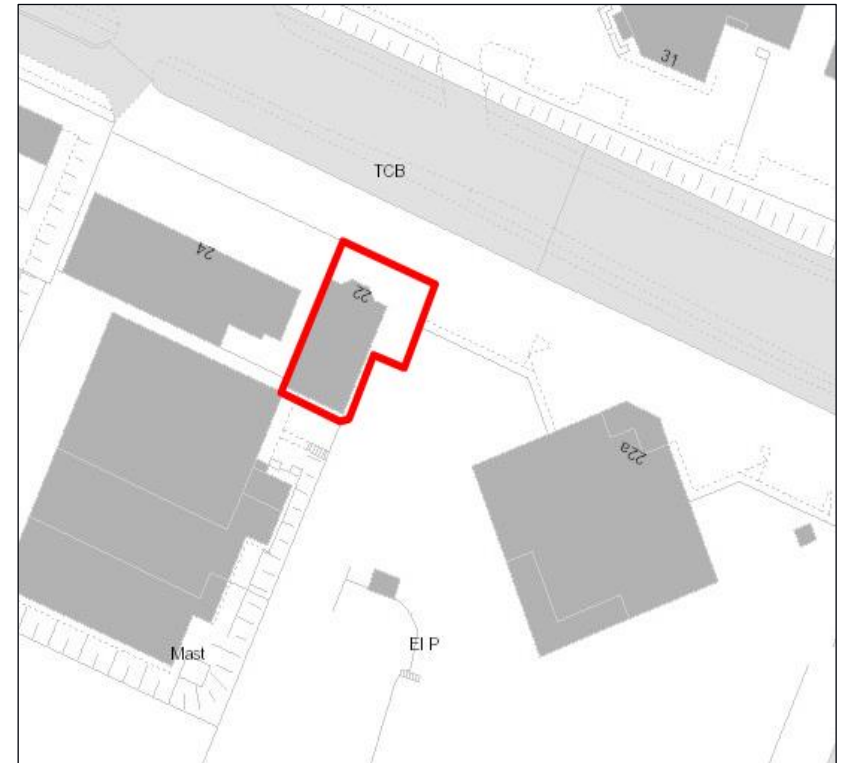
Existing ground floor layout plan for identification purposes only

Existing first floor layout plan for identification purposes only



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