

# OFFICE 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  
BT36 4PP  
028 9043 8555  
www.cbre.com  
CBRE

**TRIVERITY**  
LABORATORIES

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# OFFICE TO LET

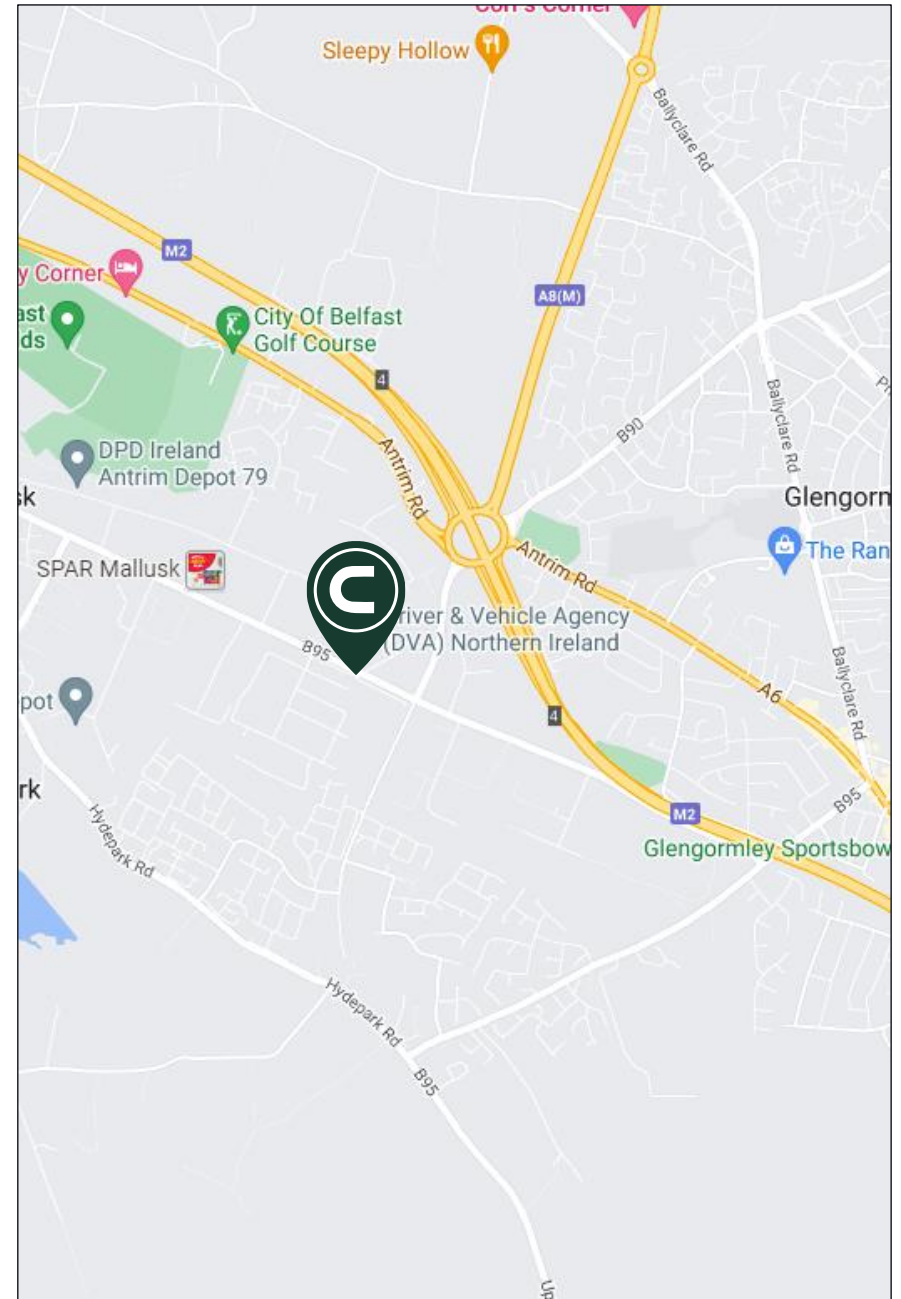
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## Key Benefits

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

## 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 self-contained office. 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.

## 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 first floor office is £27,900. The rate in the £ for 2023/24 is £0.551045 therefore the estimated rates payable for 2023/24 is £15,096.

## VAT

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

## Accommodation

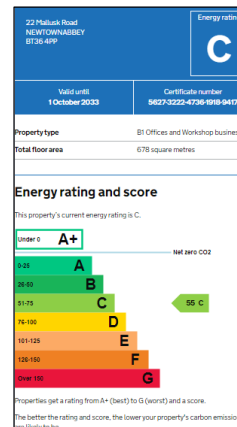
Ground Floor	3,402 Sq Ft	316 Sq M
First Floor	3,402 Sq Ft	316 Sq M
Total	6,804 Sq Ft	632 Sq M

## 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.

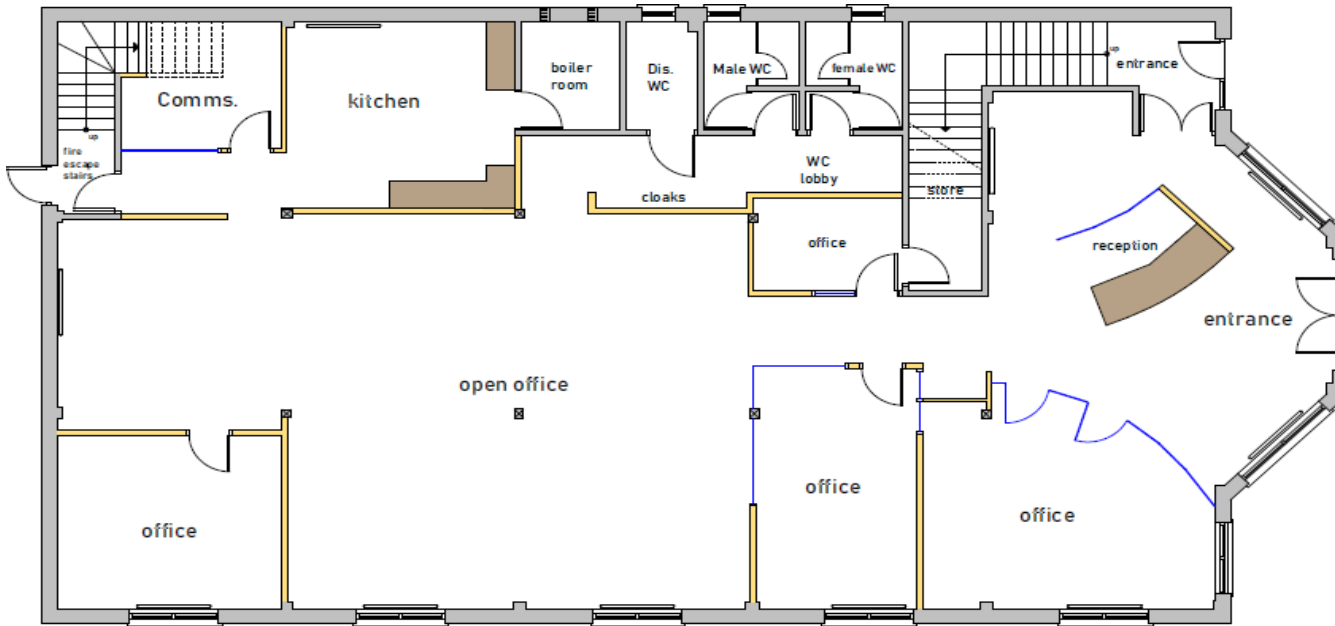
## EPC

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.



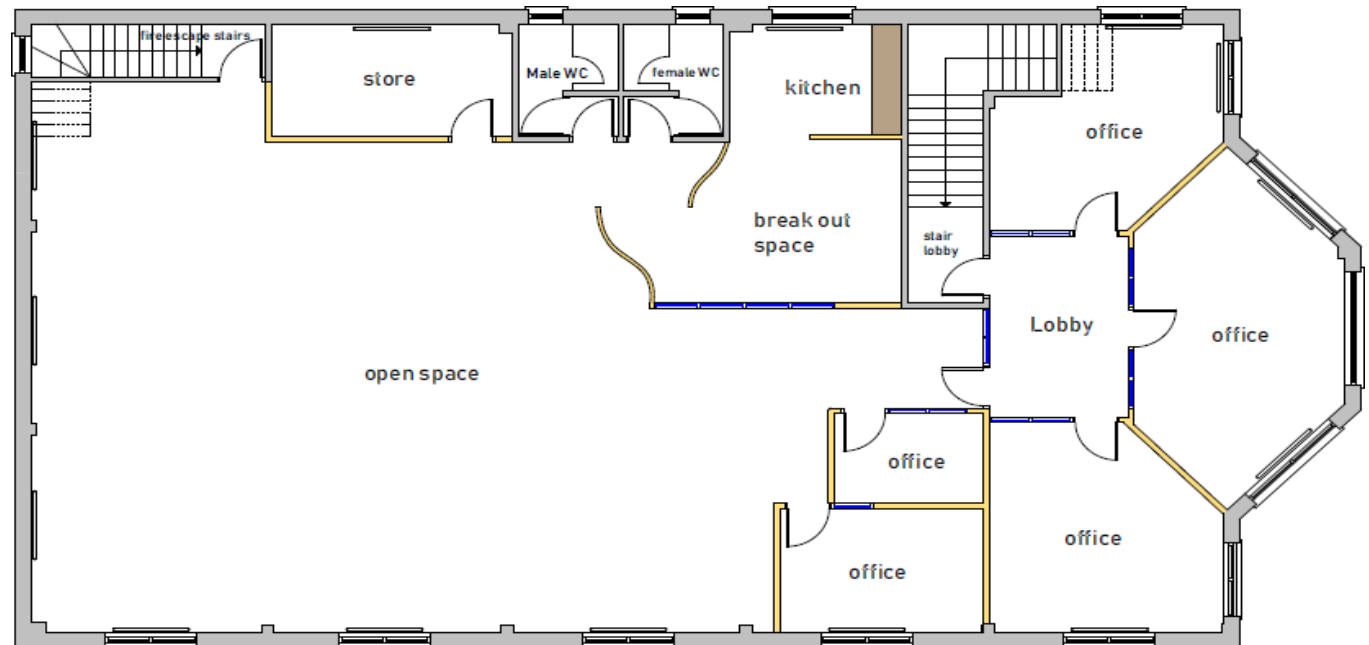
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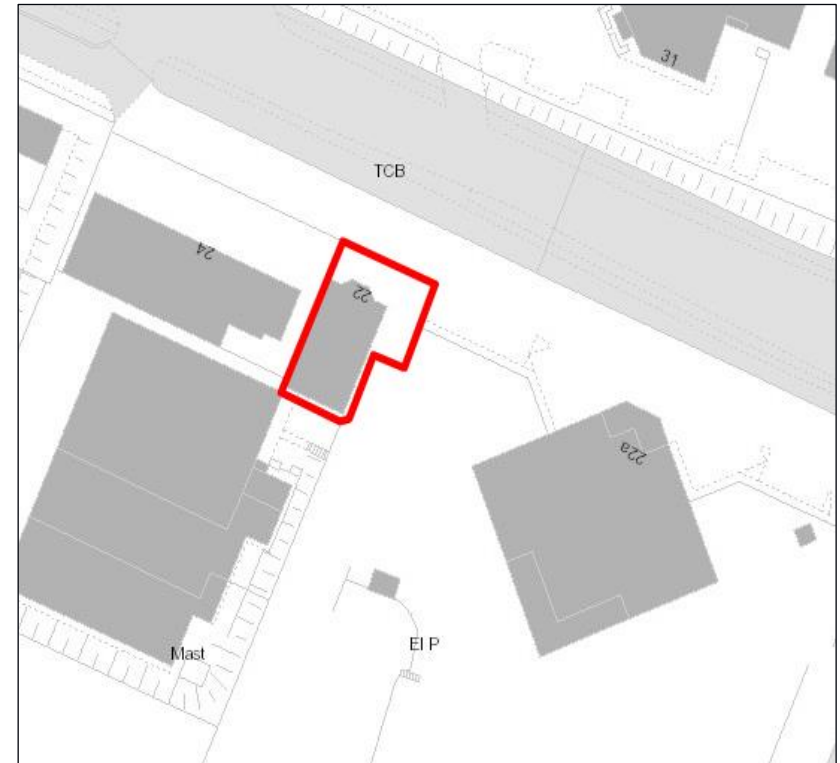
Existing ground floor layout plan for identification purposes only

Existing first floor layout plan for identification purposes only



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## Contact Us

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