

**OK
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2A Michelin Road, Mallusk, Newtownabbey, BT36 4PT

Warehouse and Showroom / Office Accommodation extending to c. 9,914 sq ft with Additional Mezzanine of c. 8,891 sq ft

LOCATION

Mallusk is one of the Province's premier commercial and business hubs enjoying direct access to the M2 Motorway at Sandyknowes Roundabout.

This strategic location provides quick access to Belfast City Centre, Belfast City & International Airports, Belfast & Larne Harbours and the M1, M2 & M3 Motorway networks.

The subject property is centrally located on a corner site on Michelin Road. Neighbouring occupiers include TBF Thompson, TPS, William Coates and NK Coatings.

DESCRIPTION

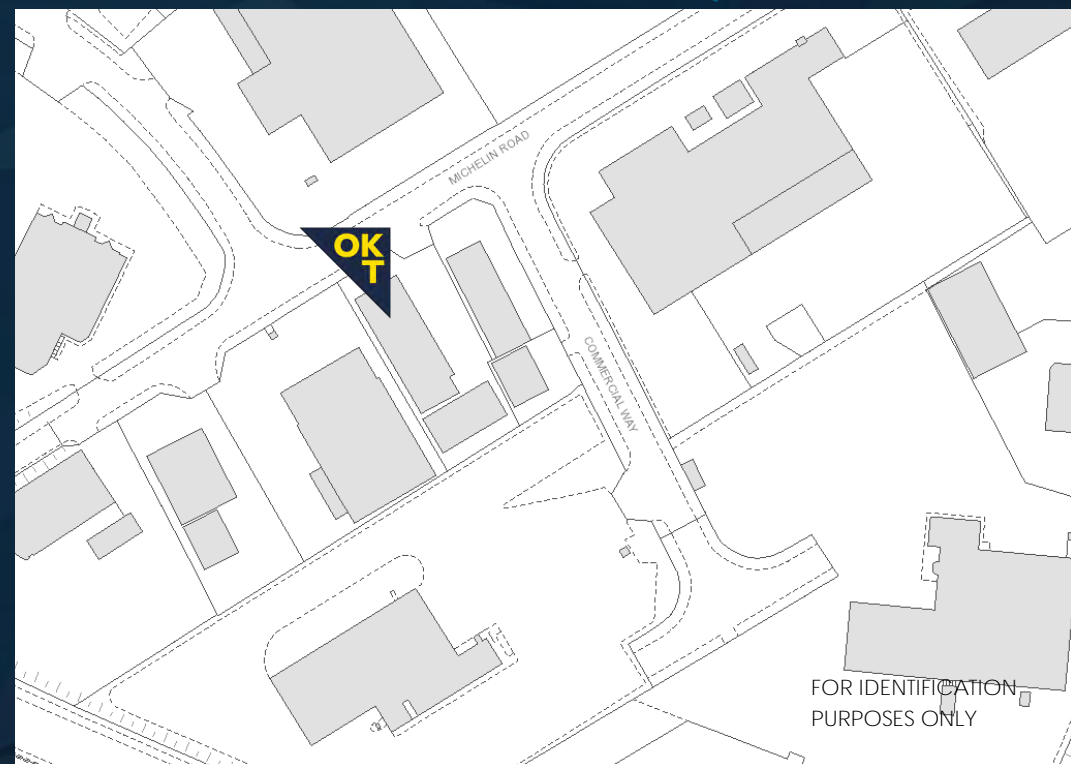
The subject comprises warehouse, showroom and office accommodation situated on a secure and self-contained site. The warehouse accommodation is arranged over three buildings and benefits from extensive mezzanine accommodation, internal stores, and staff WC's. The accommodation is fitted to include concrete flooring, electric roller shutter doors and sensor lighting. The showroom and offices are fitted to include painted and plastered walls, suspended ceilings, and carpeted floors.

Externally the site is laid in concrete and is securely fenced and gated. In addition, there is an additional area to the rear of Building 3 which is laid in tarmac and could be utilised for further external storage.

LEASE DETAILS

RENT:	£70,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	The property will be let on a full repairing and insuring basis

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.



ACCOMMODATION

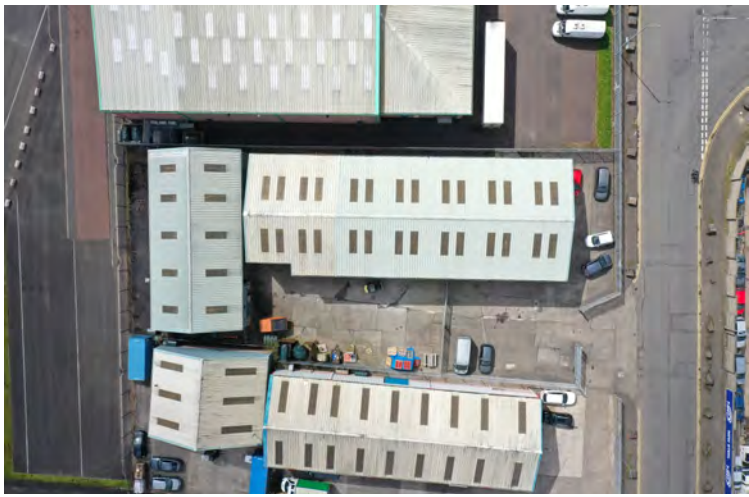
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
BUILDING 1		
Showroom (inc. 2 no offices, kitchen, store and WC)	c. 224 sq m	2,411 sq ft
Ground floor warehouse 1 (including store and WC)	c. 226 sq m	2,434 sq ft
Mezzanine	c. 431 sq m	4,639 sq ft
TOTAL	c. 881 sq m	9,483 sq ft
BUILDING 2		
Ground Floor Warehouse	c. 117 sq m	1,905 sq ft
Mezzanine	c. 150 sq m	1,615 sq ft
TOTAL	c. 327 sq m	3,520 sq ft
BUILDING 3		
Ground floor warehouse (including 2 no. stores, kitchenette and WC)	c. 294 sq m	3,165 sq ft
Mezzanine	c. 245 sq m	2,637 sq ft
TOTAL	c. 539 sq m	5,802 sq ft
OVERALL GROUND FLOOR TOTAL	c. 921 sq m	9,914 sq ft
OVERALL MEZZANINE TOTAL	c. 826 sq m	8,891 sq ft
TOTAL ACCOMMODATION	c. 1,747 sq m	18,804 sq ft

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/uksl/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.

REF: 9699







MICHELIN ROAD

TRENCH ROAD

SANDYKNOWES
ROUNDBOUT

MICHELIN ROAD

SUBJECT
PROPERTY

COMMERCIAL WAY

SCULLIONS ROAD

VAT

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

NAV (RATES PAYABLE)

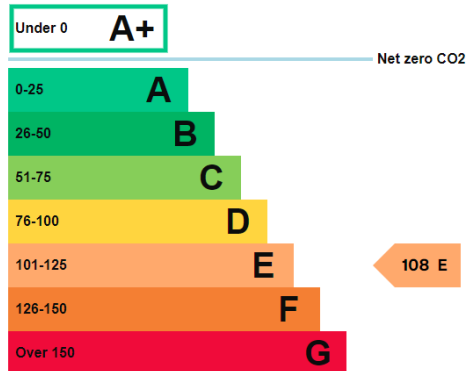
NAV: £33,100.00

Estimated rates payable in line with LPS Website: £18,712.36

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

EPC

EPC Rating: E108



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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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.