

**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.

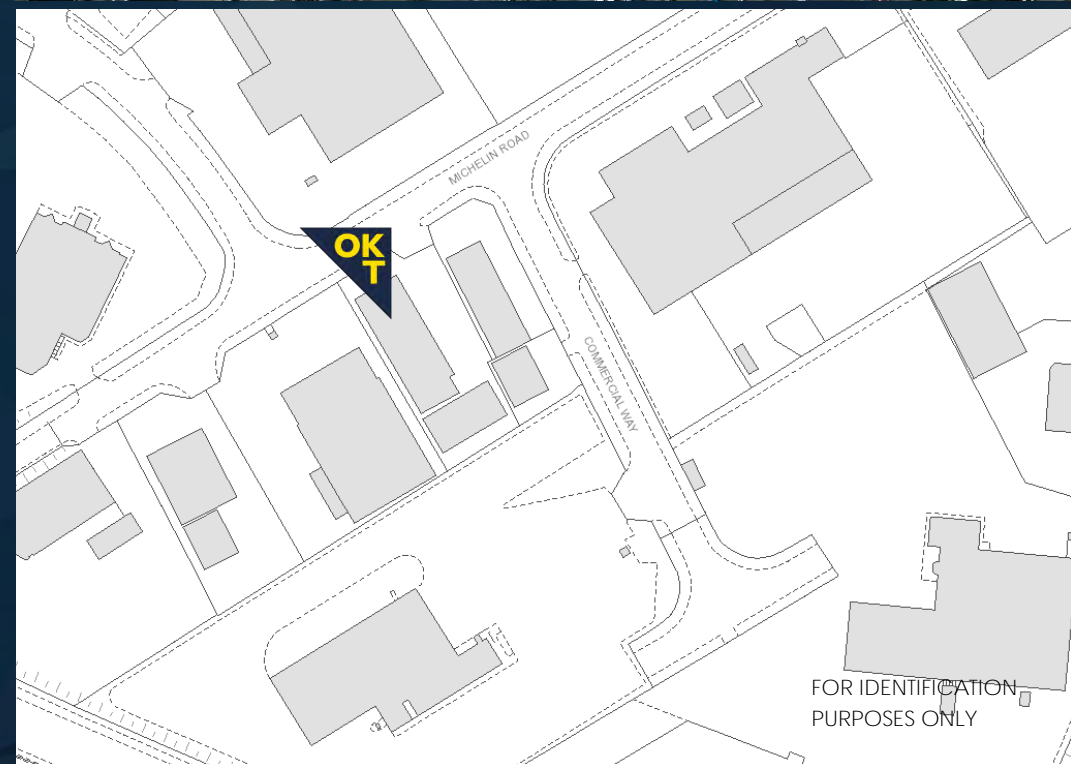
# LEASE DETAILS

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

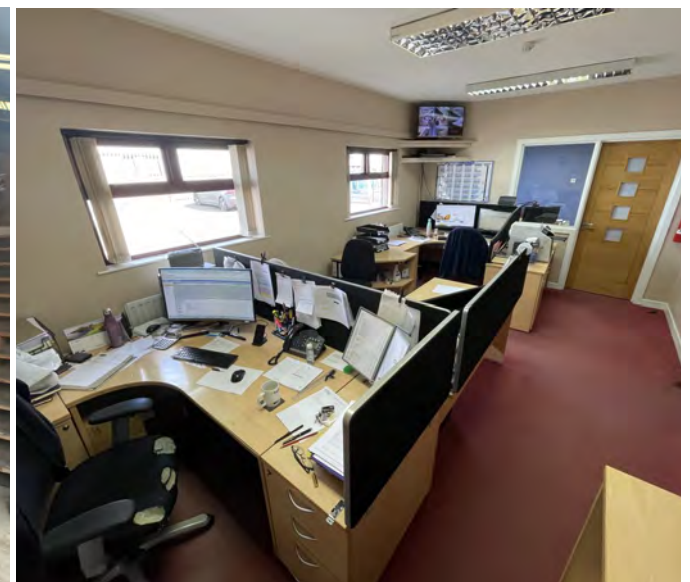
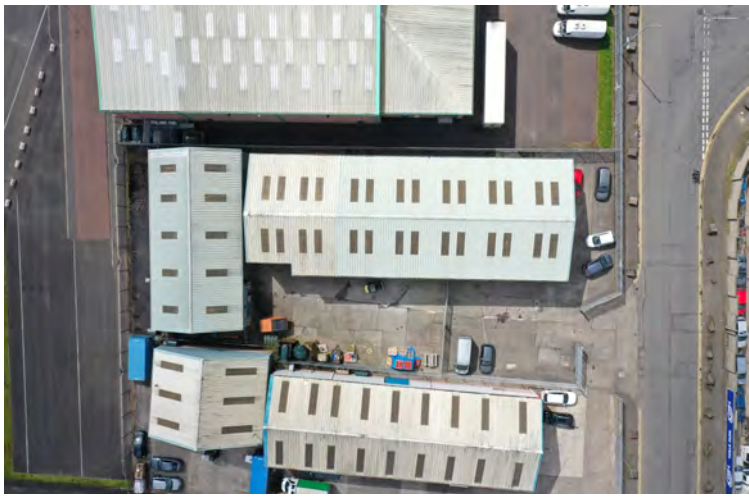
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>BUILDING 1</b>		
Showroom (inc. 2 no offices, kitchen, store and WC)	c. 224 sq m	2,411 sq ft
Ground floor warehouse 1 (including store and WC)	c. 226 sq m	2,434 sq ft
Mezzanine	c. 431 sq m	4,639 sq ft
<b>TOTAL</b>	<b>c. 881 sq m</b>	<b>9,483 sq ft</b>
<b>BUILDING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

## 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)

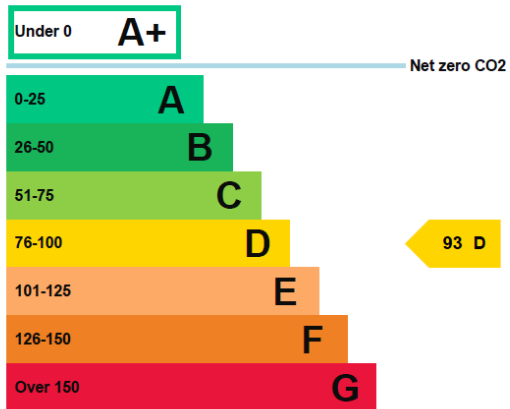
NAV: £33,100.00

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: D93



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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