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TO LET

5 Trench Road, Mallusk, Newtownabbey, BT36 4XA

Fully Fitted Grade A Offices with On-Site Parking Extending to c. 20,600 sq ft with 176 Parking Spaces

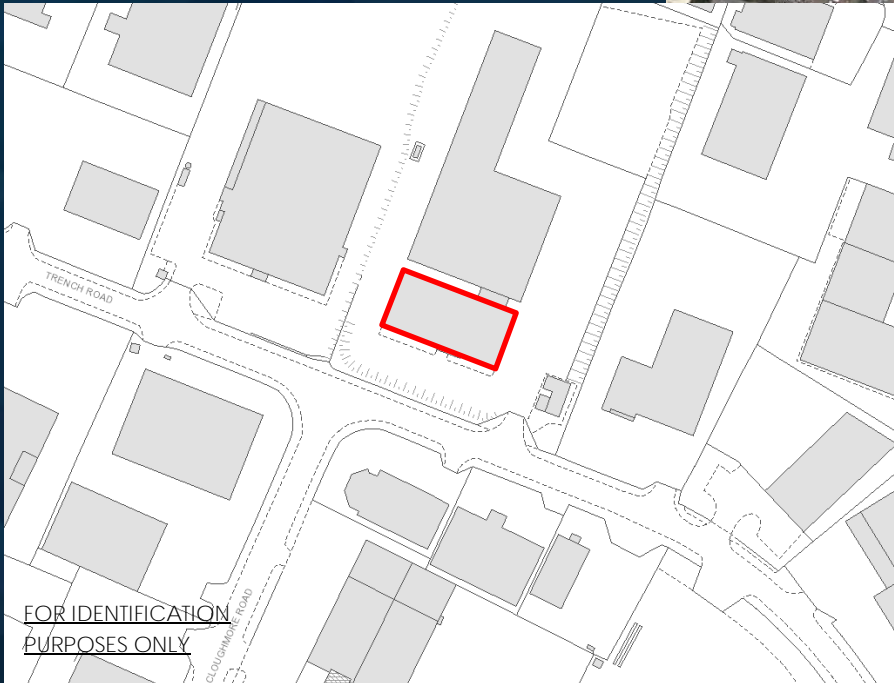
GROUND FLOOR AVAILABLE ONLY

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 network.

Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to the Province's motorway network and proximity to Larne and Belfast Harbours and the International Airport. It is used as a base for major national and local companies and attracts occupiers from a broad range of commercial enterprises

The subject property is prominently located on the Michelin Road facing the Cloughmore Road leading onto Mallusk Road.



NEIGHBOURING OCCUPIERS

- Expeditors
- Kilco
- T Met
- Euro Car Parts
- NK Fencing
- TBF Thompson
- DHL
- Cowan Brothers NI



C. 1 MILE

TO M2 MOTORWAY



C. 9 MILES

TO BELFAST CITY CENTRE



C. 17 MILES

TO LARNE HARBOUR



C. 20 MINS DRIVE TO

BELFAST INTERNATIONAL AIRPORT

DESCRIPTION

The subject comprises purpose built two storey office accommodation which has been refurbished to Grade A specification.

The ground floor comprises reception area, large open plan triple aspect office, product showroom / additional open plan office, conference room, four meeting rooms, large canteen / staff breakout area and comms room. In addition, there are generous WC and shower / changing facilities.

The first floor is laid out to provide two large open plan and triple aspect offices, conference room, four meeting rooms, kitchen / tea point, and further male / female WC facilities.

Externally the site is securely fenced and gated, with CCTV and demised parking for 176 vehicles.

ACCOMMODATION

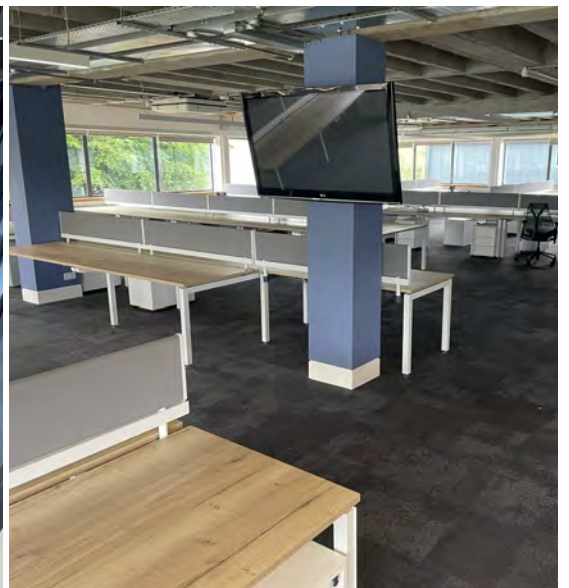
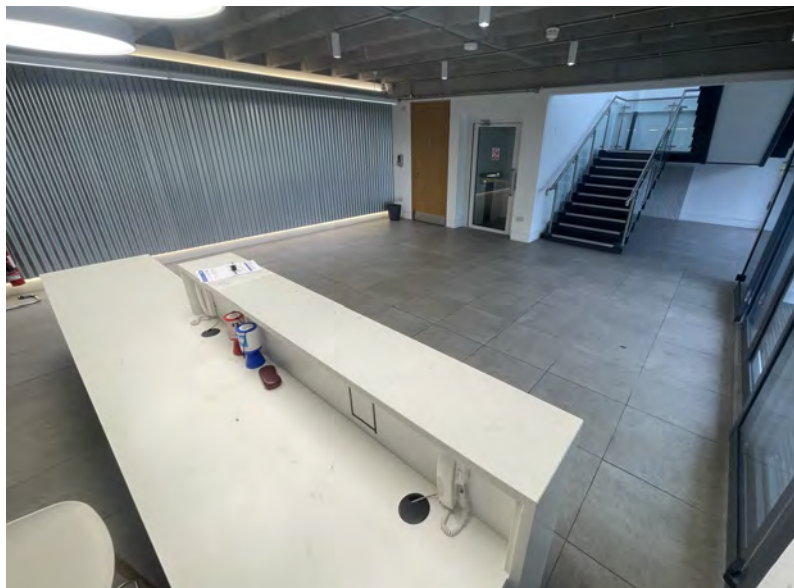
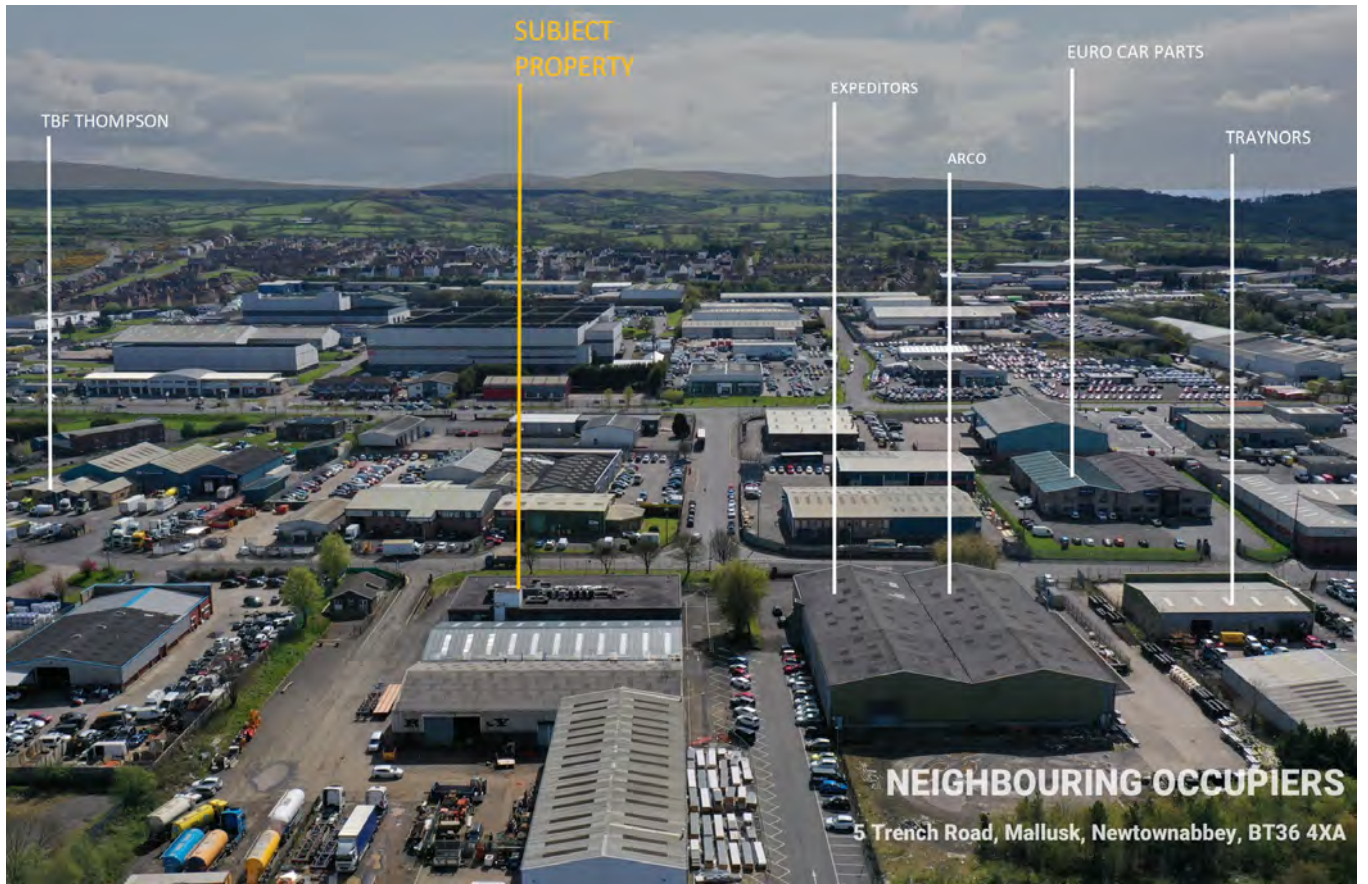
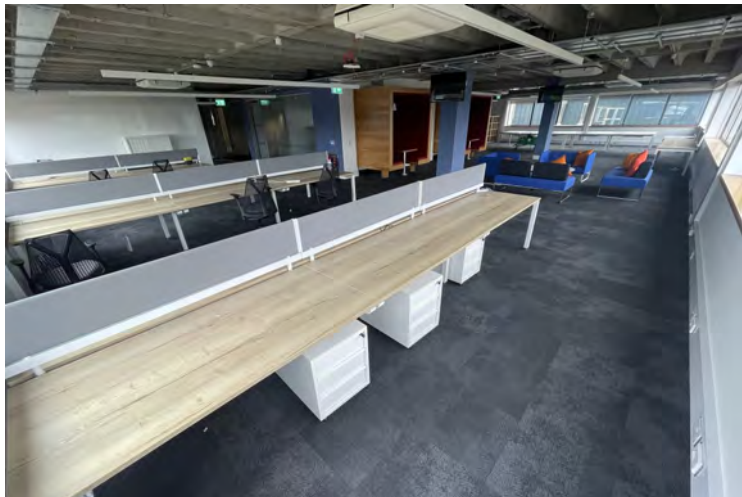
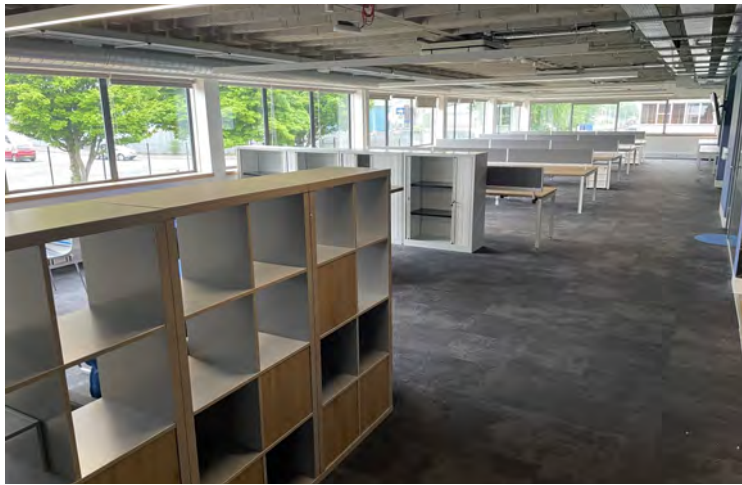
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR (AVAILABLE)	c. 957	10,300
FIRST FLOOR (LET)	c. 957	10,300
TOTAL ACCOMMODATION	c. 1,914	20,600

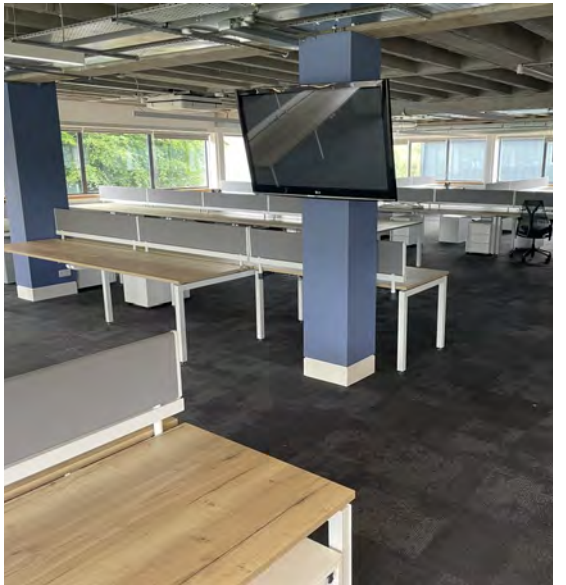
Customer Due Diligence:

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.

FILE REF 9560

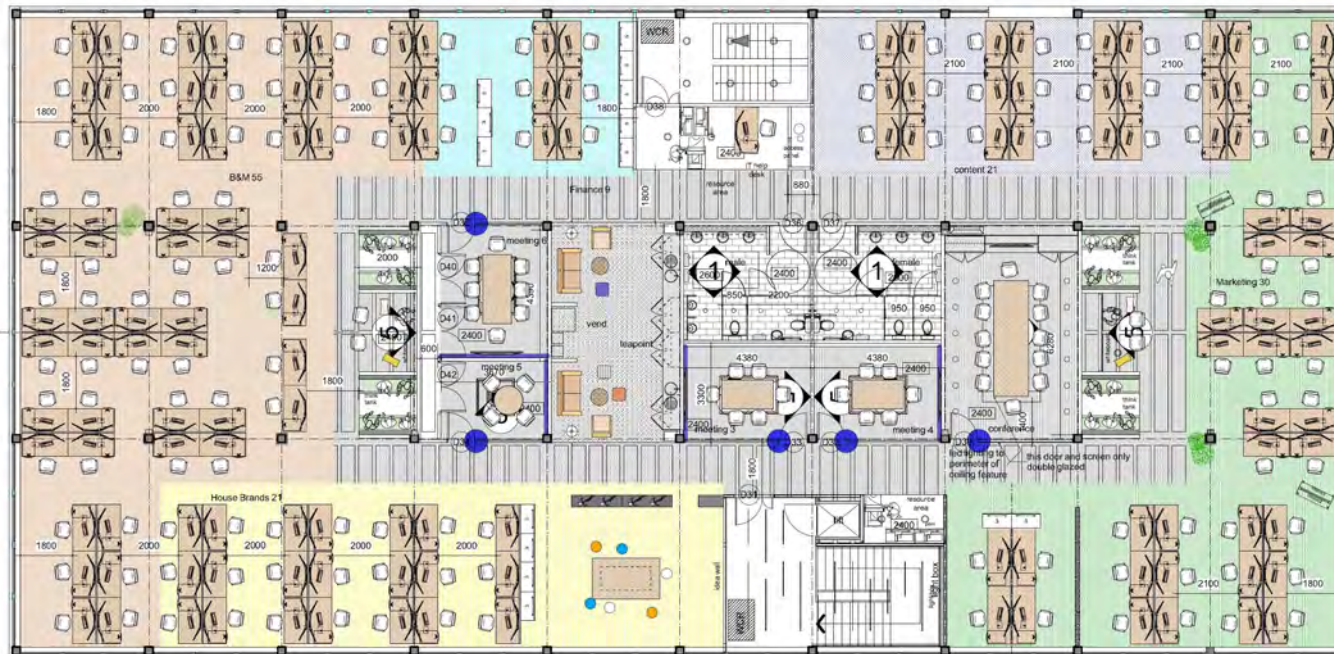








GROUND FLOOR PLAN



FIRST FLOOR PLAN

5 Trench Road, Mallusk
Newtownabbey, BT36 4XA

(For indicative purposes only)

LEASE DETAILS

RENT: Open to negotiation
TERM: Negotiable
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

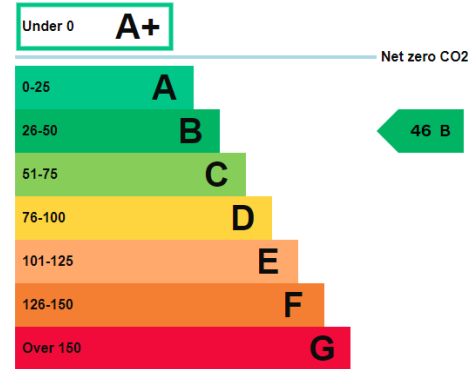
NAV (RATES PAYABLE)

NAV: £184,500

Estimated rates payable in accordance with LPS Website: £104,303.02

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

This property's energy rating is B.



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 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.