

Warehouse Premises

5,981 sq. ft. – 23,513 sq. ft.

Units 9D, 9E & 9F,
McKinney Road,
Mallusk

TO LET

PROPERTY SUMMARY

- 3no. mid terrace warehouse units located within one of Northern Ireland's premier industrial locations
- Floor areas range between 5,981 sq. ft. and 9,535 sq. ft.
- Potential to amalgamate units
- 6.2m – 7.5m eaves height

LOCATION

Mallusk is one of Northern Ireland's premier industrial / warehouse distribution locations, situated approximately 8 miles north of Belfast and benefits from good transport links via Junction 4 (Sandyknowes) of the M2 motorway.

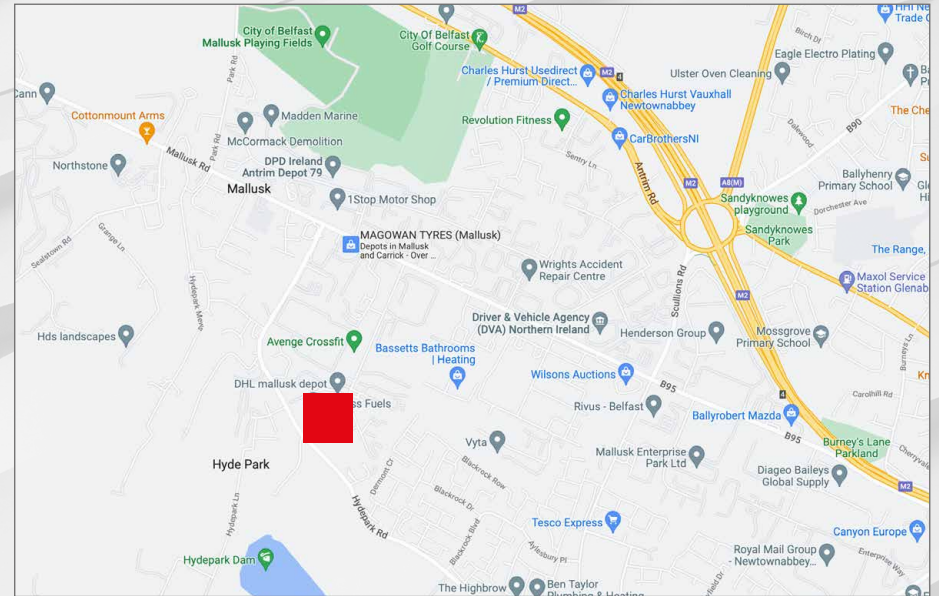
The subject units are situated within the McKinney road industrial area which is home to a number of high profile occupiers including DHL, GES Group, Nightline, Direct Deliveries and Scobie & Junior.

DESCRIPTION

The subject units form part of a larger terrace of similar units and includes a shared yard area to the front.

The premises are steel portal frame construction with a mix of block wall and high level metal sheeting under pitched roof.

- Unit 9D** Comprises an open warehouse premises with electric roller shutter door.
- Unit 9E** Comprises a warehouse with a two storey office / amenity block and mezzanine floor with electric roller shutter door.
- Unit 9F** Comprises a warehouse with two store rooms and accessed via an electric roller shutter door.



ACCOMMODATION

Unit	Description	Sq Ft	Sq M
Unit 9D	Warehouse	7,997	742.92
Unit 9E	Ground Floor Warehouse	5,347	496.78
	Ground Floor Office / Amenity Block	357	33.20
	First Floor Office / Amenity Block	445	41.35
	Mezzanine Floor	3,386	885.93
	Total	9,535	885.93
Unit 9F	Warehouse	5,092	473.04
	Store 1	251	23.32
	Store 2	638	59.29
	Total	5,981	555.65

LEASE DETAILS

Term:	Minimum 5 Years
Rent:	Unit D - £48,000 per annum Unit E - £36,750 per annum Unit F - £36,000 per annum
Repairs:	Effectively full repairing basis by way of a service charge.
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts.
Insurance:	Tenant to pay a proportion of the building's insurance premium.



RATEABLE VALUE

We are advised by Land & Property Services that the NAV of Unit 9D is £24,800.00. Rates payable for 2024/25 of approximately £14,020.

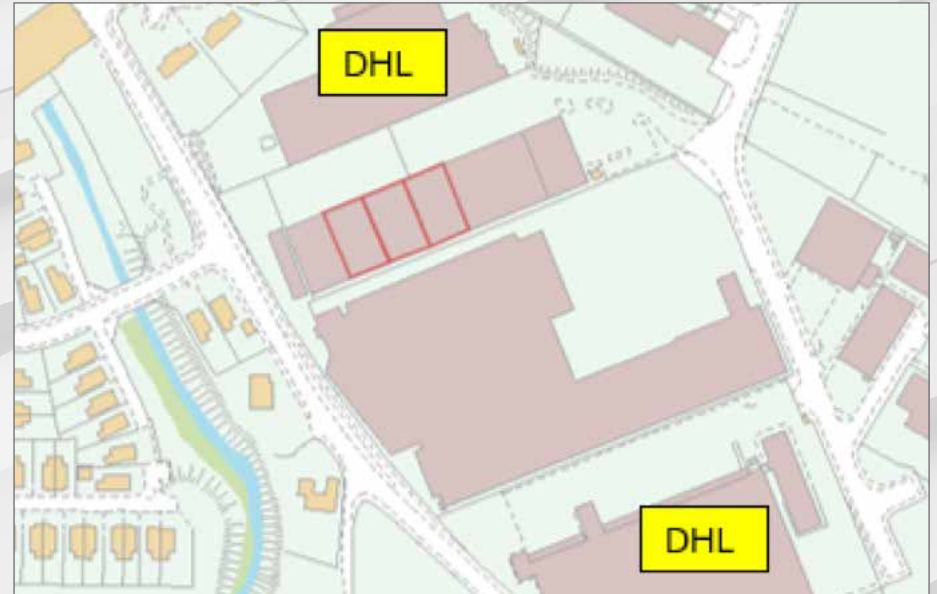
Units 9E & 9F are not currently individually rated within the Non Domestic Valuation List. Units to be individually reassessed by Land & Property Services.

EPC

A copy of the EPC Certificates can be made available upon request.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.



VIEWING AND FURTHER INFORMATION

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