

For Sale/To Let

Excellent Warehouse/Storage Facility
4B Trench Road, Mallusk, BT36 4TY



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Summary

- Located within one of Northern Ireland's premier industrial/warehouse distribution locations.
- Extending to approximately 1,600 sq ft (149sq m).
- Pedestrian access as well as roller shutter door
- Situated on a secure site shared with only one other party and car parking.

Location

Mallusk is one of Northern Ireland's premier industrial/warehouse distribution locations, situated approximately 8 miles north of Belfast. Mallusk benefits from excellent transport links via Junction 4 (Sandyknowes) of the M2 Motorway providing ease of access to the wider motorway network, Belfast International Airport (10 miles), Belfast City Airport (9 miles) and the Ports of Larne (15 miles) and Belfast (7 miles).

The subject property is situated on the main Trench Road in this industrial area which is home to a number of high profile occupiers to include DHL, Sidh, Arco, Euro Car Parts and Wrights Accident Repair Centre.

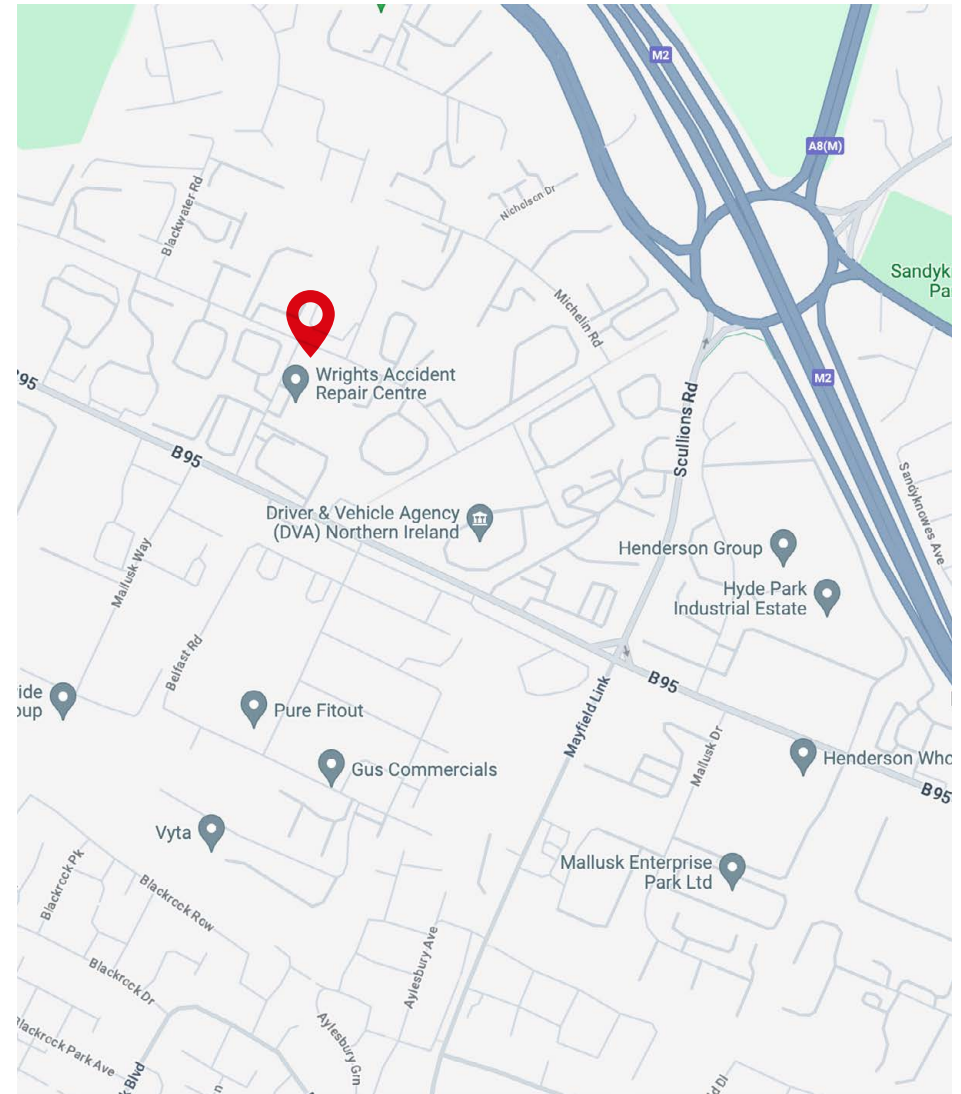
Description

The property comprises of a modern steel framed warehouse/storage unit extending to approx. 1,600sqft.

The unit is located to the left hand side of the main building and benefits from an eaves height of approx. 6m and access is via a roller shutter door as well as pedestrian access to the left.

The unit is secure and located on a shared and fenced site shared with one other tenant.

Designated car parking to the front.



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Accommodation

The premises provides the following gross internal area:

Description	Sq Ft	Sq M
Warehouse/Store	1,600	149

Lease Details

Term: Minimum 5 year term
Rent: £12,000 pa exc.
Repairs / Insurance: Effective Full Repairing & Insuring Terms.
Service Charge: Levied to cover upkeep & management of the common areas. Amount to be confirmed.

Sales Price

Offers in excess of £160,000 exc.

Rates

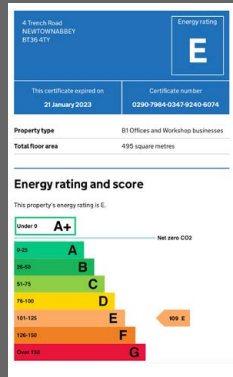
Net Annual Value (NAV): To be re-assessed.
Rate in £ for 2024/25: £0.565328
Estimated Rates payable: approx. £2.25/sqft
(The occupier may be able to avail of some rating relief for the property dependent on the use of the premises.)

VAT

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



EPC



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