

WAREHOUSE SPACE TO LET

62 Mallusk Road, Newtownabbey, BT36 4QE

CBRE NI

PART OF THE AFFILIATE NETWORK



WAREHOUSE SPACE TO LET

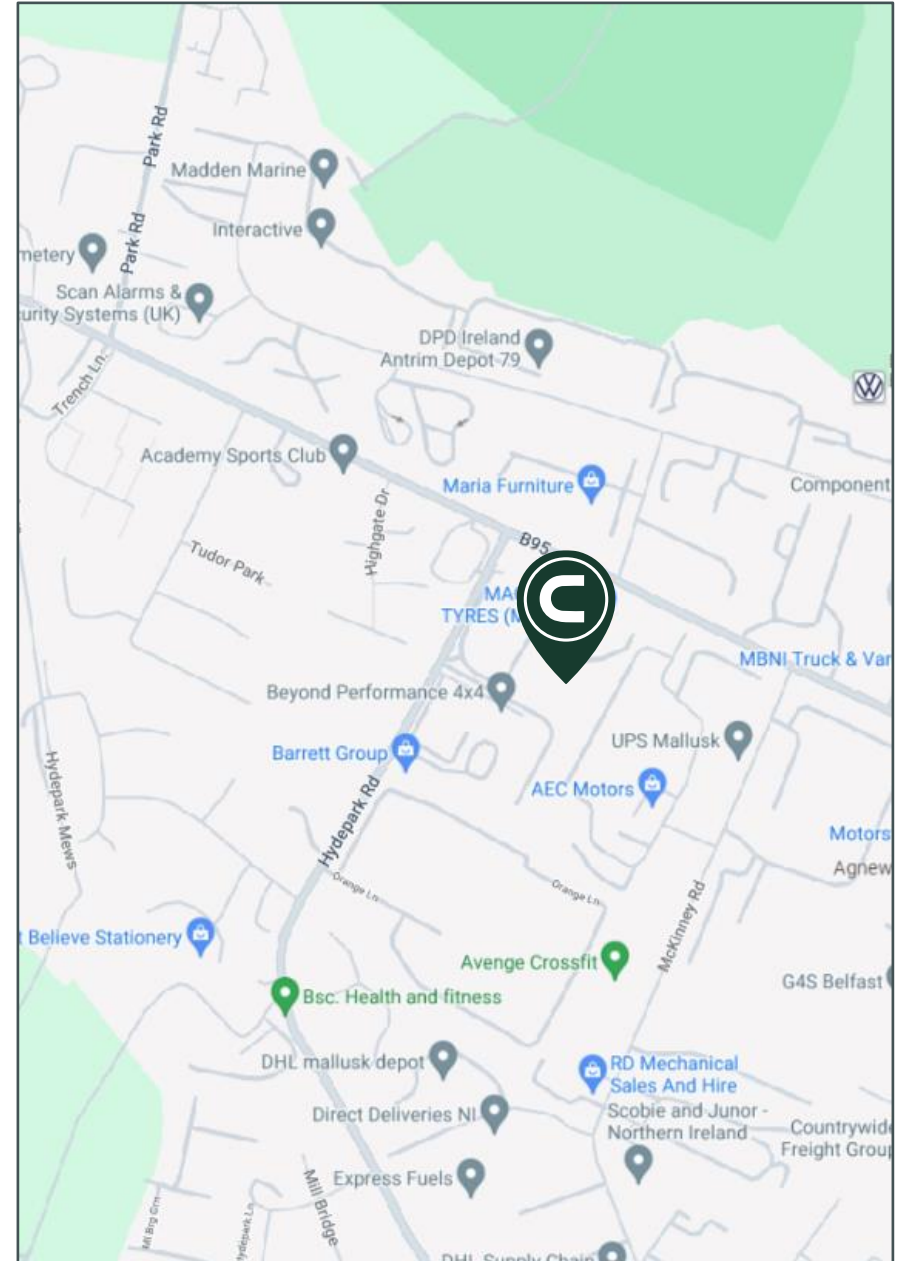
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Key Benefits

- Prominent location on Mallusk Road, Mallusk
- Units available from 10,000 - 30,000 sq ft
- 10 metres eaves height

Location

The subject property is located on Mallusk Road, approximately 9 miles from Belfast City Centre. The Mallusk Road has ease of access to the M2 via Sandyknowes roundabout, providing access to Belfast City Centre, Belfast International and City Airports and Belfast and Larne Ports. Mallusk is one of Northern Ireland's premier commercial and industrial locations.



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Description

The warehouse units are of steel portal frame clad with trapezoidal composite steel cladding sheets with polyester finish. The pitched roof is of a double skinned internally lined construction incorporating Perspex roof-light, the floor is solid concrete. The unit extends to 30,000 sq ft with a canopy at the front elevation. The unit is accessed via 11no. roller shutters and 1no. dock leveller, with an eave's height of 10 metres. The property also benefits from back-up generators, low energy sensor lighting, separate office block with WC's.

The warehouse is currently subdivided into 3 no. units of 10,000 sq ft.

Tenure

Rent	£6.50 psf
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for the building is £122,000. The rate in the £ for 2024/25 is £0.565328 therefore the estimated rates payable for 2024/25 is £68,970..

VAT

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

Accommodation

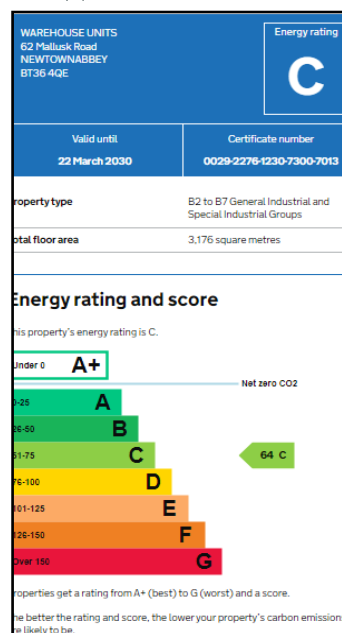
Area	Sq Ft	Sq M
Warehouse	30,000	2,787

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

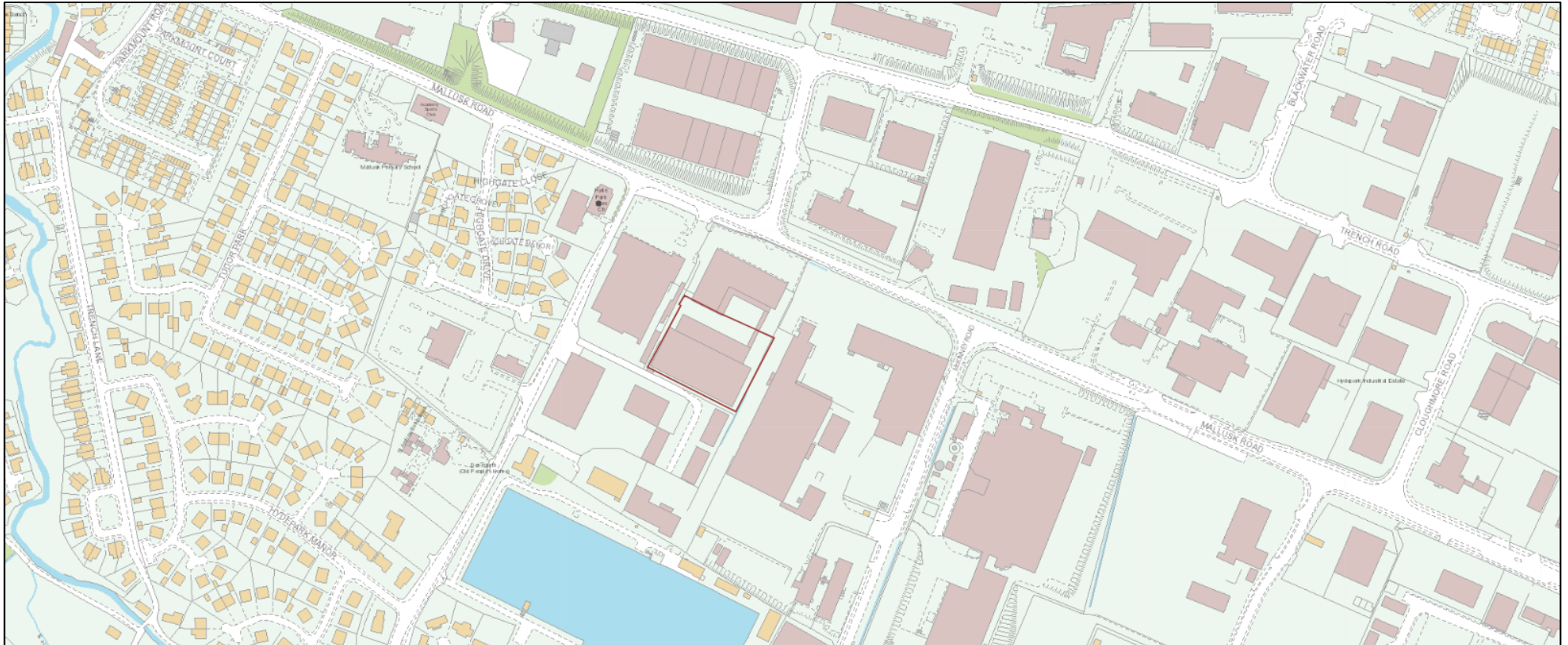
EPC

A copy of the EPC certificate is provided below and can be made available upon request.



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*Boundaries are for indicative purposes only.

Contact Us

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