

# WAREHOUSE SPACE TO LET

Unit 5, River Park, Blackwater Road, Mallusk, Newtownabbey, BT36 3TZ

**CBRE NI**  
PART OF THE AFFILIATE NETWORK





# WAREHOUSE SPACE TO LET

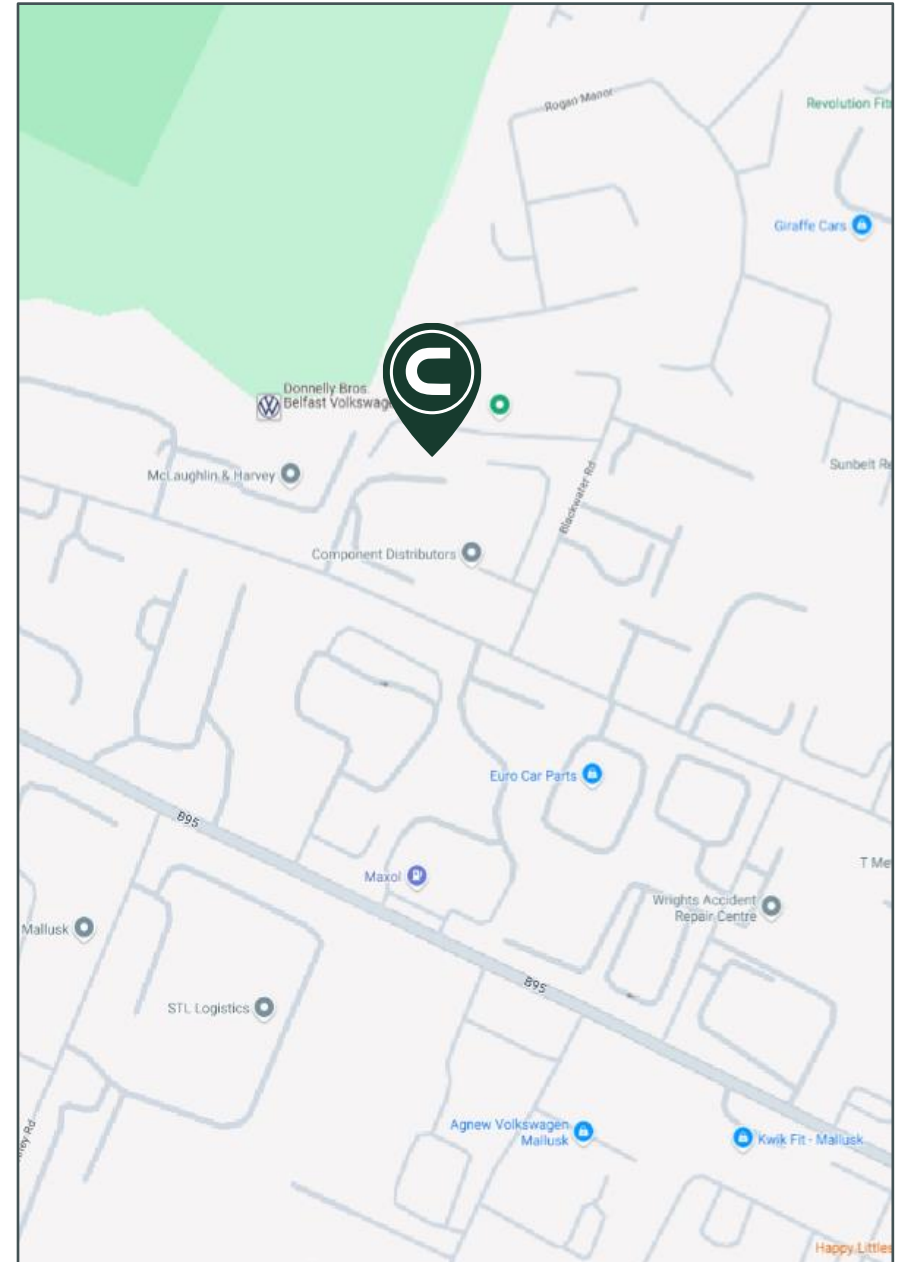
Unit 5, River Park, Blackwater Road, Mallusk, Newtownabbey, BT36 3TZ

## Key Benefits

- Unit extends to 11,226 sq ft
- Secure standalone site of 0.8 acres
- 2no Electric roller shutter doors

## Location

The subject property is located on Blackwater Road, just off Mallusk Road and approximately 9 miles from Belfast City Centre. Mallusk 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.



# WAREHOUSE SPACE TO LET

Unit 5, River Park, Blackwater Road, Mallusk, Newtownabbey, BT36 3TZ

## Description

The warehouse unit is situated on a secure standalone site. The building is of steel portal frame construction with blockwork to the lower end and composite profile cladding sheets to the upper elevation. The pitched roof is of composite cladding with integrated translucent roof lights. The unit is accessed via 2no. roller shutters doors and benefits LED lighting to the warehouse, office accommodation on ground and first floors, eaves height of 5.5meters, an alarm and system and WC's.

## Tenure

Rent	£62,500 per annum
Term	5 years
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 £41,200. The rate in the £ for 2024/25 is £0.565328 therefore the estimated rates payable for 2024/25 is £23,291.51.

## VAT

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

## Accommodation

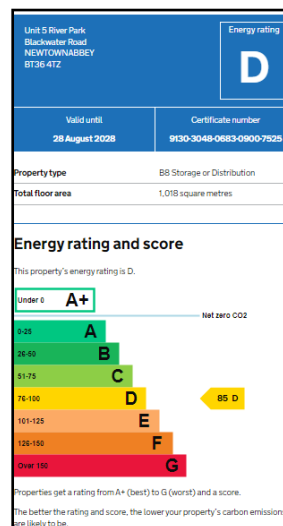
Area	Sq Ft	Sq M
Warehouse	9,583	890.28
Office	1,643	152.64
Total	11,226	1,042.92

## 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.



# WAREHOUSE SPACE TO LET

Unit 5, River Park, Blackwater Road, Mallusk, Newtownabbey, BT36 3TZ



\*Boundaries are for indicative purposes only.

## Contact Us

Lisa McAteer

T: +44 (0) 7920 188 003

E: [lisa.mcateer@cbreni.com](mailto:lisa.mcateer@cbreni.com)

Rory Kelly

T: +44 (0) 7557 760 331

E: [rory.kelly@cbreni.com](mailto:rory.kelly@cbreni.com)

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

