

TO LET – OFFICE ACCOMMODATION

CBRE NI
PART OF THE AFFILIATE NETWORK

Building 10, Unit 14b, Central Park, Mallusk, BT36 4FS



TO LET – OFFICE ACCOMODATION

Building 10, Unit 14b, Central Park, Mallusk, BT36 4FS

Key Benefits

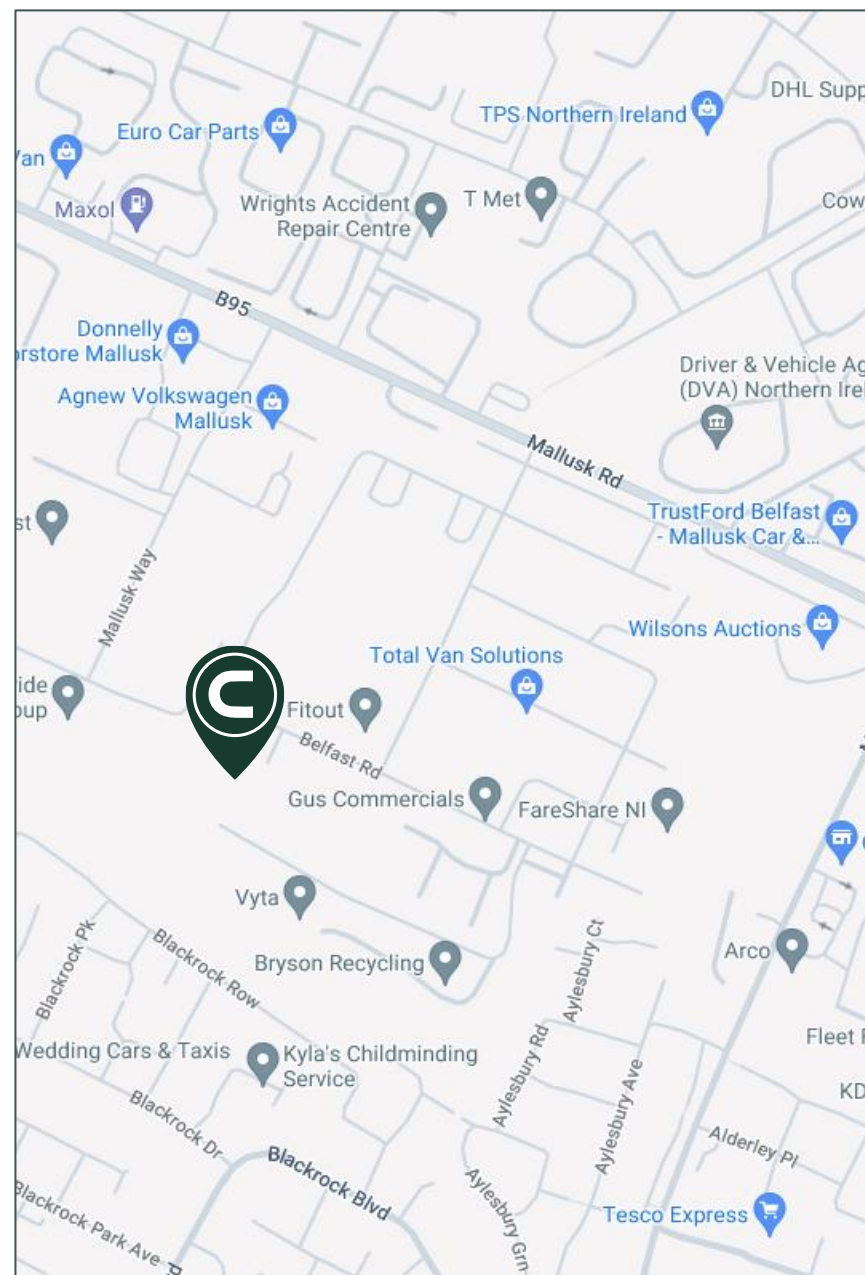
- Office unit extending to 850 sq ft
- 24 hour manned security
- Prominent location within Central Park
- Direct links to the M2 motorway

Location

Mallusk is one of Northern Ireland's leading commercial locations, located 7 miles north of Belfast City Centre and is highly accessible due to the close proximity of the M2 Motorway at Sandyknowes roundabout. It also provides ease of access to Belfast City Airport, both Belfast and Larne Ports and the wider motorway network. The property is situated within Central Park, with neighbouring occupiers including Zeus Warehouse, Bassetts, Countrywide Freight Group, CMG Motorcycles and A1 Hoses.

Description

The subject property comprises an 850 sq ft office unit which is located within Central Park, Mallusk. Externally, the property benefits from on-site car parking with direct links to the M2 motorway. Internally, it is finished to include carpeted flooring throughout, plastered and painted walls, fluorescent strip lighting, exposed ceilings, a kitchenette and a WC.



TO LET – OFFICE ACCOMODATION

Building 10, Unit 14b, Central Park, Mallusk, BT36 4FS

Tenure

Term	Negotiable
Rent	£8,500 p.a.x.
Repairs	Tenant will be responsible for internal repairs.
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £6,850. The rate in the £ for 2024/25 is £0.565328 therefore the estimated rates payable for 2024/25 are £3,872.50.

VAT

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

Accommodation

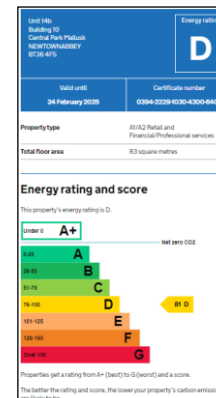
Area		
Office	899 Sq Ft	83.5 Sq M

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

The building has been rated as D-81 under EPC regulations.
A copy of the EPC Certificate is available below and can be made available on request.



TO LET – OFFICE ACCOMODATION

Building 10, Unit 14b, Central Park, Mallusk, BT36 4FS



Contact Us

Lisa McAteer
Senior Director
T: 07920188003

E: lisa.mcateer@cbreni.com

Rory Kelly
Graduate Surveyor
T: 07557760331

E: 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.

