

# TO LET – WAREHOUSE UNIT

Building 1, Unit 2, Central Park, Mallusk, BT36 4FS

**CBRE NI**  
PART OF THE AFFILIATE NETWORK



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## Key Benefits

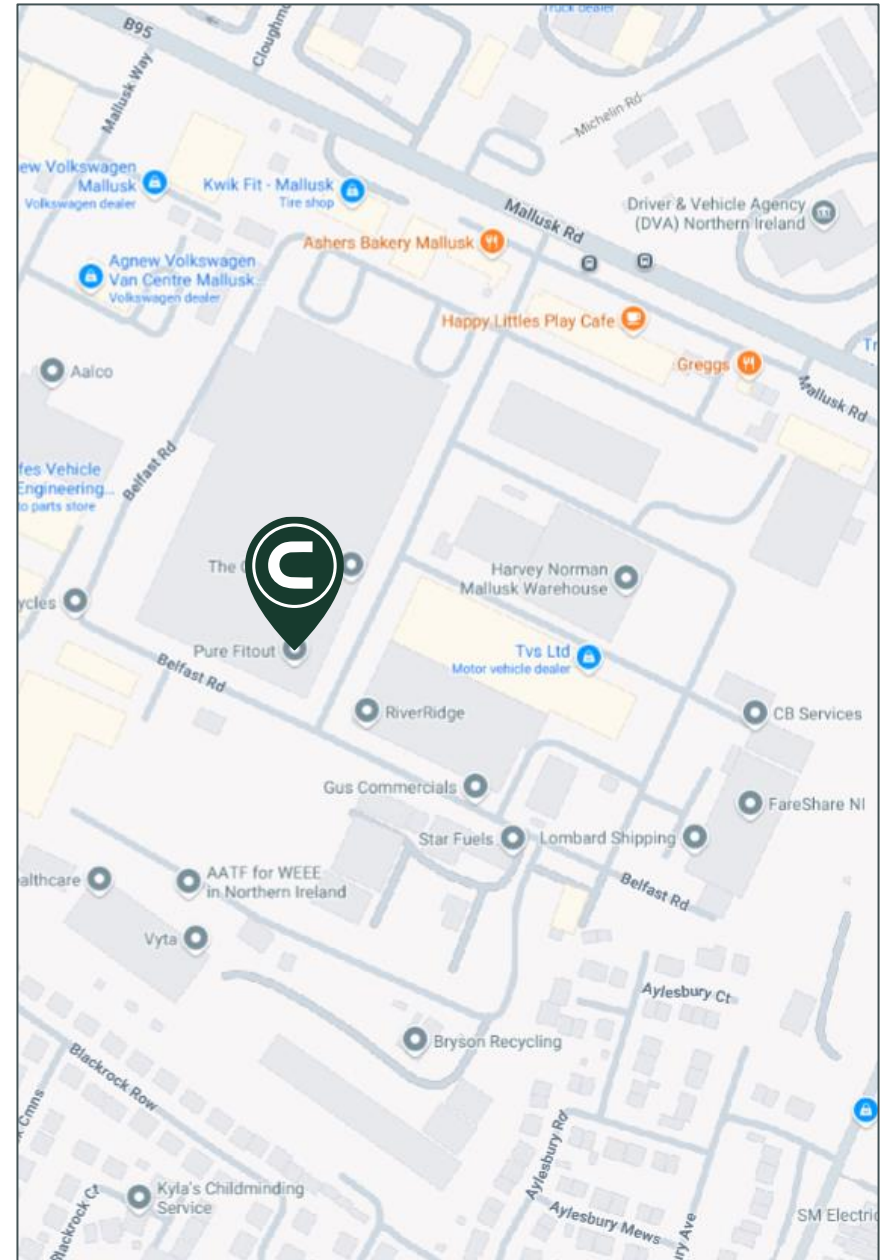
- Warehouse unit extending to 19,720 sq ft
- Benefits from office accommodation
- 24 hour manned security
- Prominent location within Central Park
- Direct links to the M2 motorway

## 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 a warehouse unit extending to 19,720 sq ft unit which is located within Central Park, Mallusk. Externally, the units benefit from on-site car parking with direct links to the M2 motorway. Internal finishes include offices to the front and warehousing to the rear with a shared loading area,



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## Tenure

Term	Negotiable
Rent	£79,000 per annum, exclusive
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 for Building 1, Unit 2 is £40,300. The rate in the £ for 2024/25 is £0.565328 therefore the estimated rates payable for 2024/25 are £22,782.72.

## VAT

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

## Accommodation

Area		
Unit 2	19,720 Sq Ft	1,832.03 Sq M

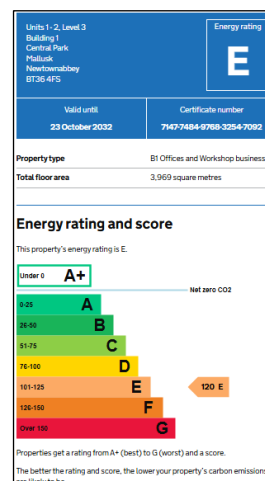
## AML

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

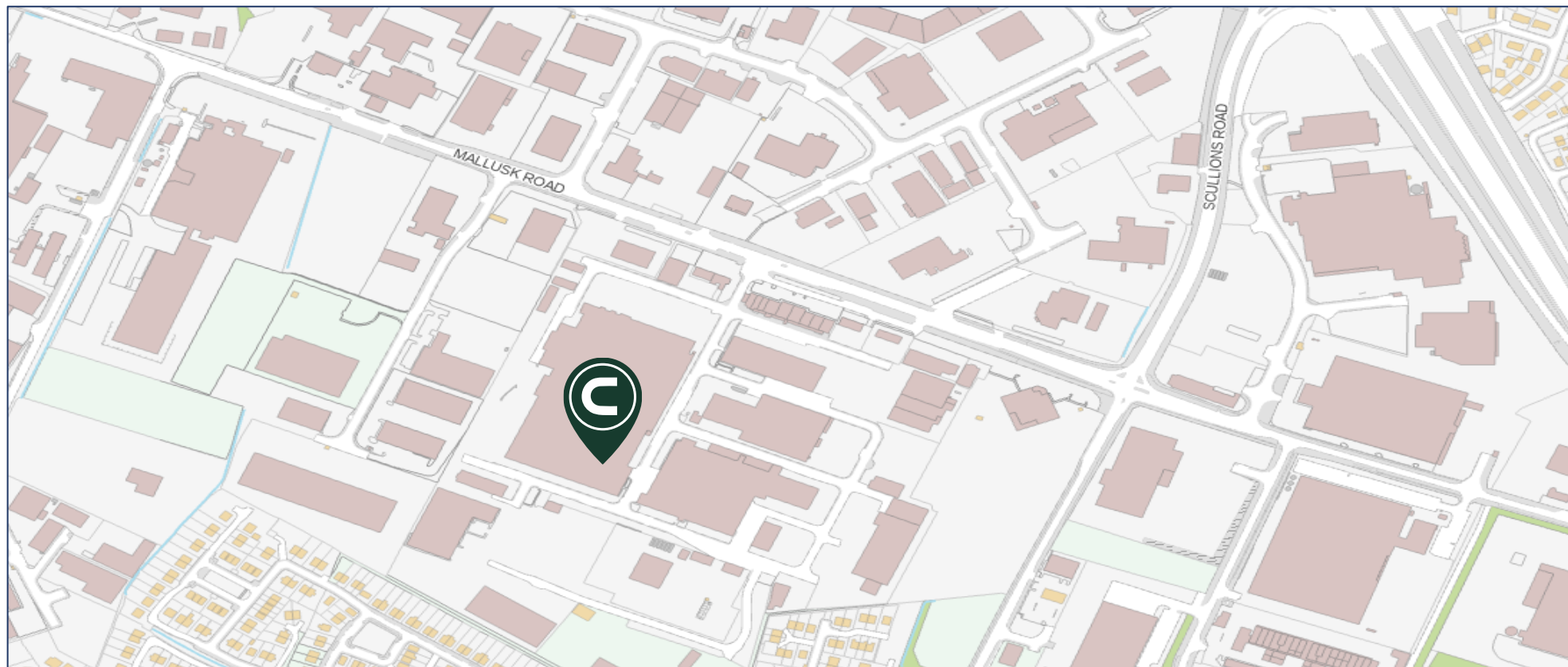
The building has been rated as E-120 under EPC regulations.

A copy of the EPC Certificate is available below and can be made available on request.



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## Contact Us

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