

TO LET – WAREHOUSE UNITS

Building 1, Units 1 and 2, Central Park, Mallusk, BT36 4FS

CBRE NI
PART OF THE AFFILIATE NETWORK



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Key Benefits

- Warehouse units ranging from 19,720 sq ft to 42,359 sq ft
- Units benefit from office accommodation
- Prominent location within Central Park
- Direct links to the M2 motorway

Location

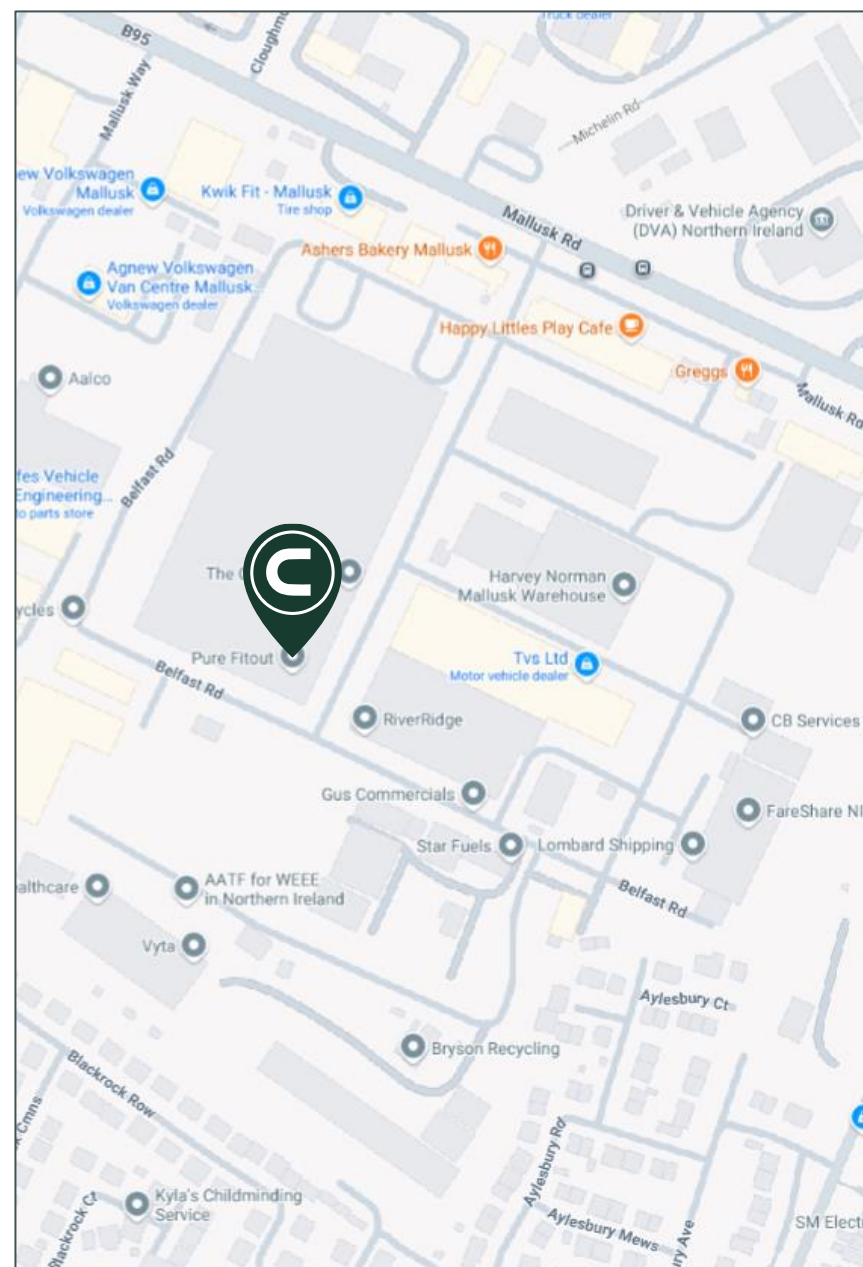
Mallusk is one of Northern Ireland's leading commercial locations, located 7 miles north of Belfast City Centre and is highly accessible due to the close proximity of the M2 Motorway at Sandyknowes roundabout. It also provides ease of access to Belfast City Airport, both Belfast and Larne Ports and the 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 two warehouse units ranging from 19,720 sq ft to 42,359 sq ft unit which are located within Central Park, Mallusk. Externally, the units benefit from on-site car parking with direct links to the M2 motorway.

Unit 1 extends to 22,639 sq ft with internal finishes to include offices to the front, warehousing to the rear with a shared loading area,

Unit 2 extends to 19,720 sq ft with internal finishes to include offices to the front, warehousing to the rear with a shared loading area,



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Tenure

Term	Negotiable
Rent	£4 per sq ft, 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 1 is £44,800. The rate in the £ for 2024/25 is £0.565328 therefore the estimated rates payable for 2024/25 are £25,326.69.

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 1	22,639 Sq Ft	2,103.21 Sq M
Unit 2	19,720 Sq Ft	1,832.03 Sq M
Total	42,359 Sq Ft	3,935.24 Sq M

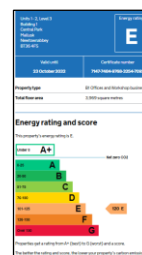
AML

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

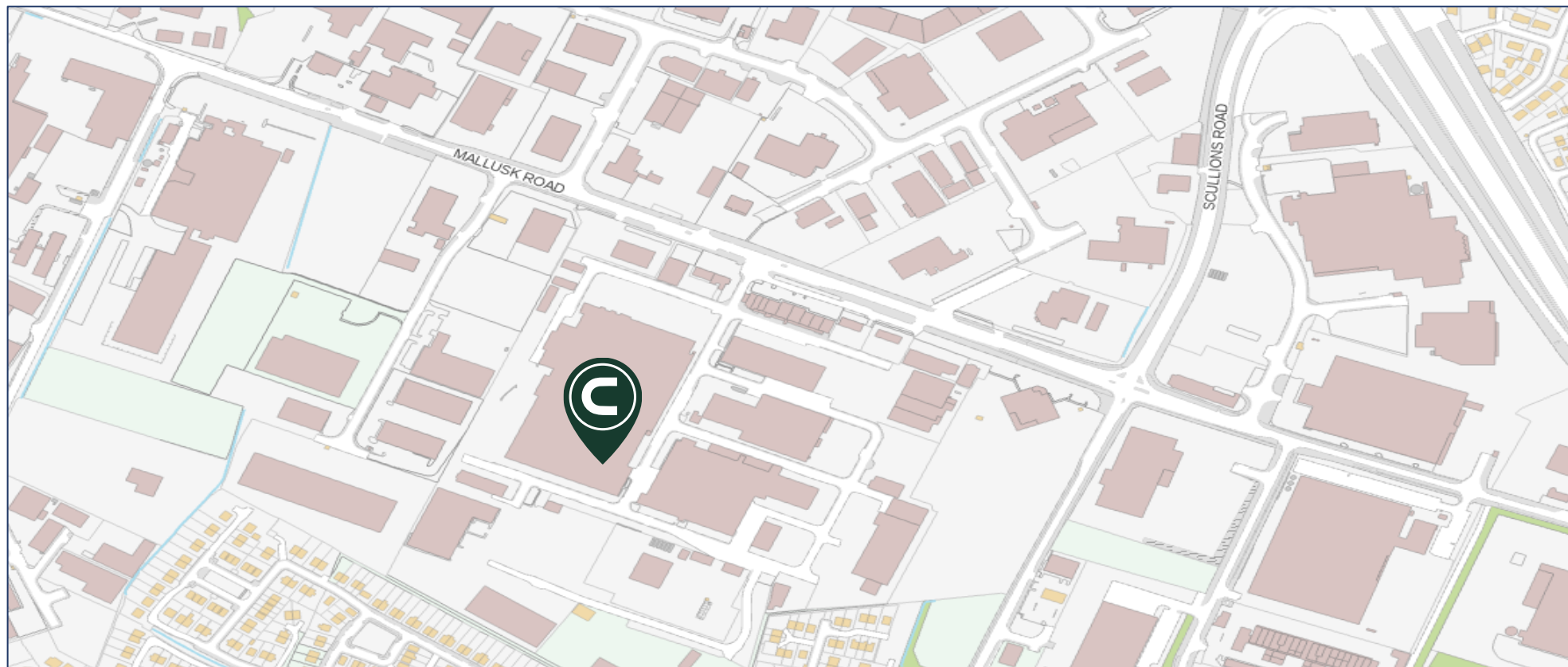
The building has been rated as E-120 under EPC regulations.

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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