



## To Let Warehouse & Yard

12A Michelin Road, Mallusk, Newtownabbey, BT36 4PT



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COMMERCIAL

**028 90 500 100**



## SUMMARY

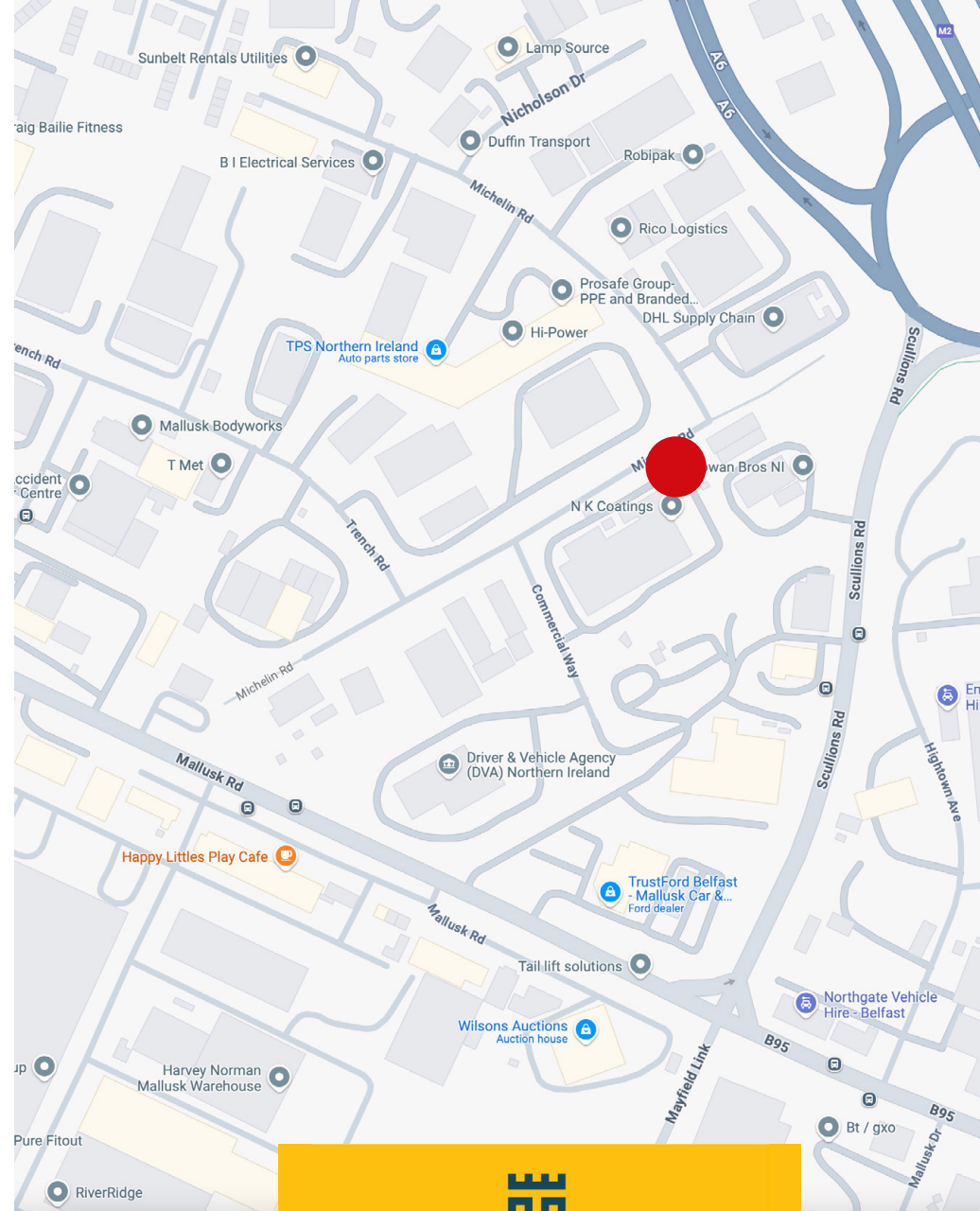
- Standalone warehouse unit of approximately 1,301 sq m (14,004 sq ft).
- Split to provide open plan warehouse space, packing area, three offices, two canteens and wc's.
- Large private yard of 0.37 Acres to the front.

## LOCATION

- The subject property is located within a standalone site on Michelin Road, Mallusk, approximately 9 miles north of Belfast City Centre.
- The area is considered as one of Northern Ireland's most popular distribution, warehouse and trade counter locations and is approximately 1 mile from Sandyknowes Roundabout.
- Occupiers in the area include DHL, NK Coatings, William Coates, TPS, TBF Thompson and DVA.
- This strategic location provides quick access to Belfast City Centre, Belfast City & International Airports, Belfast & Larne Harbours and the M1, M2 & M3 Motorway networks

## DESCRIPTION

- The subject is a detached warehouse with steel portal frame, cavity/block walls to lower level and metal sheeting to upper section. The roof is pitched and covered with metal sheeting & translucent roof panels.
- The internal accommodation provides open plan warehouse space, a packing area, three offices, two canteens and WC'S..
- The property extends to a Gross Internal Area of approximately 1301 sq m (14,004 sq ft), with access by way of 3 electric roller shutters and 2 pedestrian doors, while eaves height is c. 6.7 m (22 ft).



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## ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Warehouse	1,132.83	12,194
	Packing Area	77.6	835
	3 no. Office	52.03	560
	2 no. Canteen	38.52	415
	WC's		
<b>Total Gross Internal Area</b>		<b>1,300.98</b>	<b>14,004</b>

## LEASE DETAILS

Term:	Negotiable
Rent:	£85,000 per annum, exclusive.
Rent Review:	Upwards only every five years.
Repairs & Insurance:	The tenant is to be responsible on a full repairing and insuring basis
Service Charge:	Levied to cover a fair proportion of the cost of external repairs and other reasonable outgoings of the Landlord.

## RATES

We are verbally advised by Land & Property Services that the Rateable Value of the property is as follows:

NAV: £52,500

Rate in £ 2024/25 = 0.565328

Estimated Rates Payable 2024/25 = £29,680

(interested parties to confirm directly with LPS)

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



Not To Scale. For indicative purposes only.

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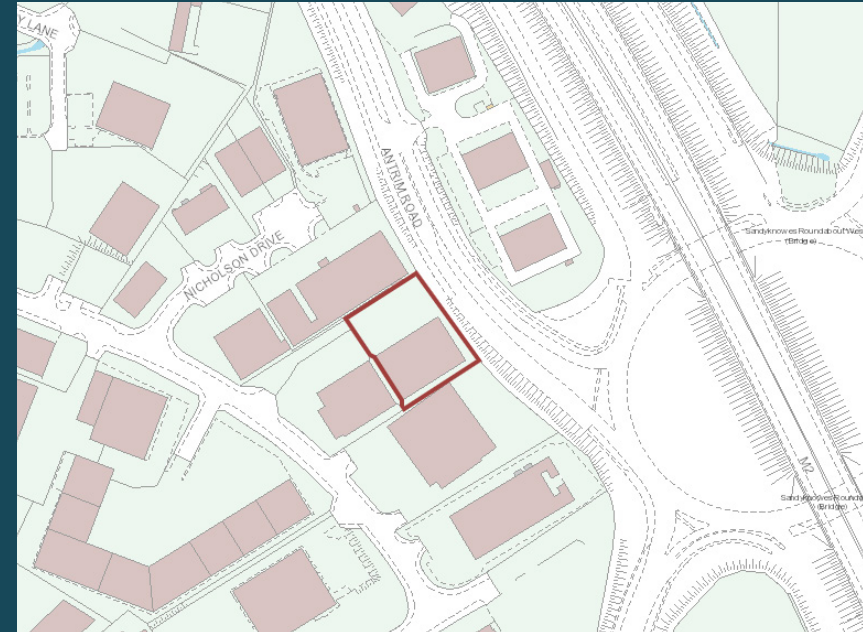
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## EPC

Awaiting EPC



Net To Scale. For indicative purposes only.

## CONTACT

For further information or to arrange a viewing contact:

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