



To Let Warehouse & Yard

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



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

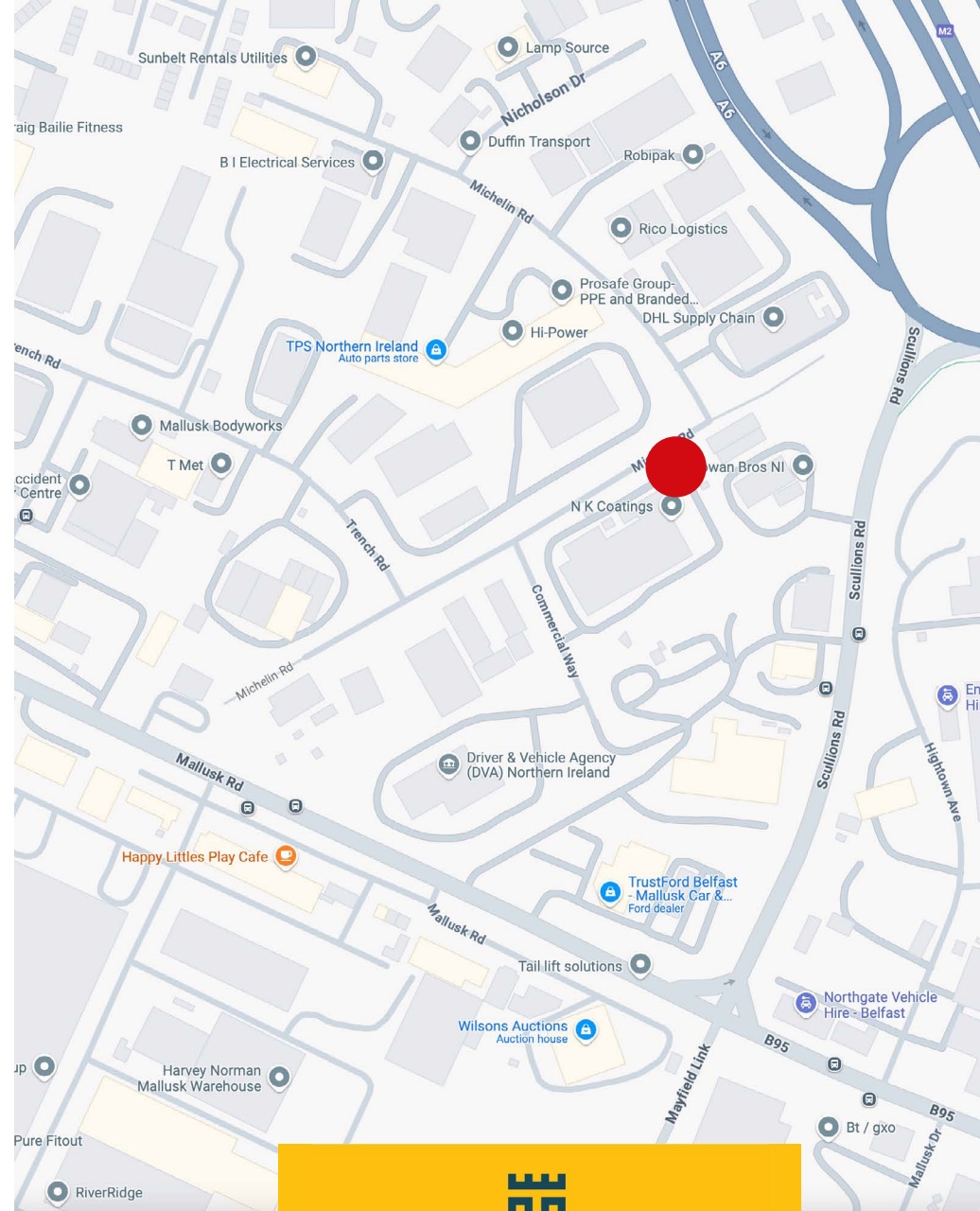
- Standalone warehouse unit of approximately 1,301 sq m (14,004 sq ft).
- Split to provide open plan warehouse space, packing area, three offices, two canteens and wc's.
- Large private yard of 0.37 Acres to the front.

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		
Total Gross Internal Area		1,300.98	14,004

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

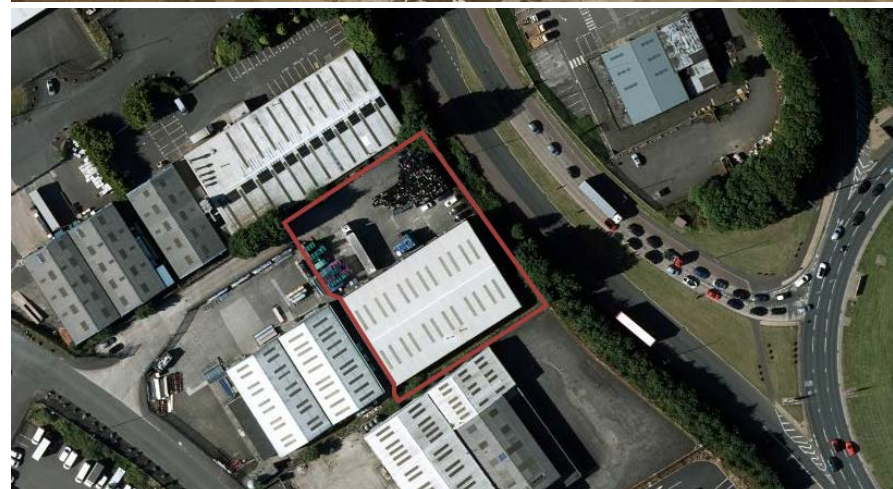
Rate in £ 2024/25 = 0.565328

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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EPC

Energy performance certificate (EPC)	
On Market From: 15/08/2020 Valid until: 15/08/2025	Energy rating: D Certificate number: 2758-9000-0400-0170-0400
Property type: B2 to B7 General Industrial and Special Industrial Groups Total floor area: 1,370 square metres	
Energy rating and score This property's energy rating is D Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others Properties similar to this one could have ratings: If newly built: A+ If typical of the existing stock: B+	



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CONTACT

For further information or to arrange a viewing contact:

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