

WAREHOUSE SPACE TO LET

Unit 5, River Park, Blackwater Road, Mallusk, Newtownabbey, BT36 4TZ

CBRE NI
PART OF THE AFFILIATE NETWORK



WAREHOUSE SPACE TO LET

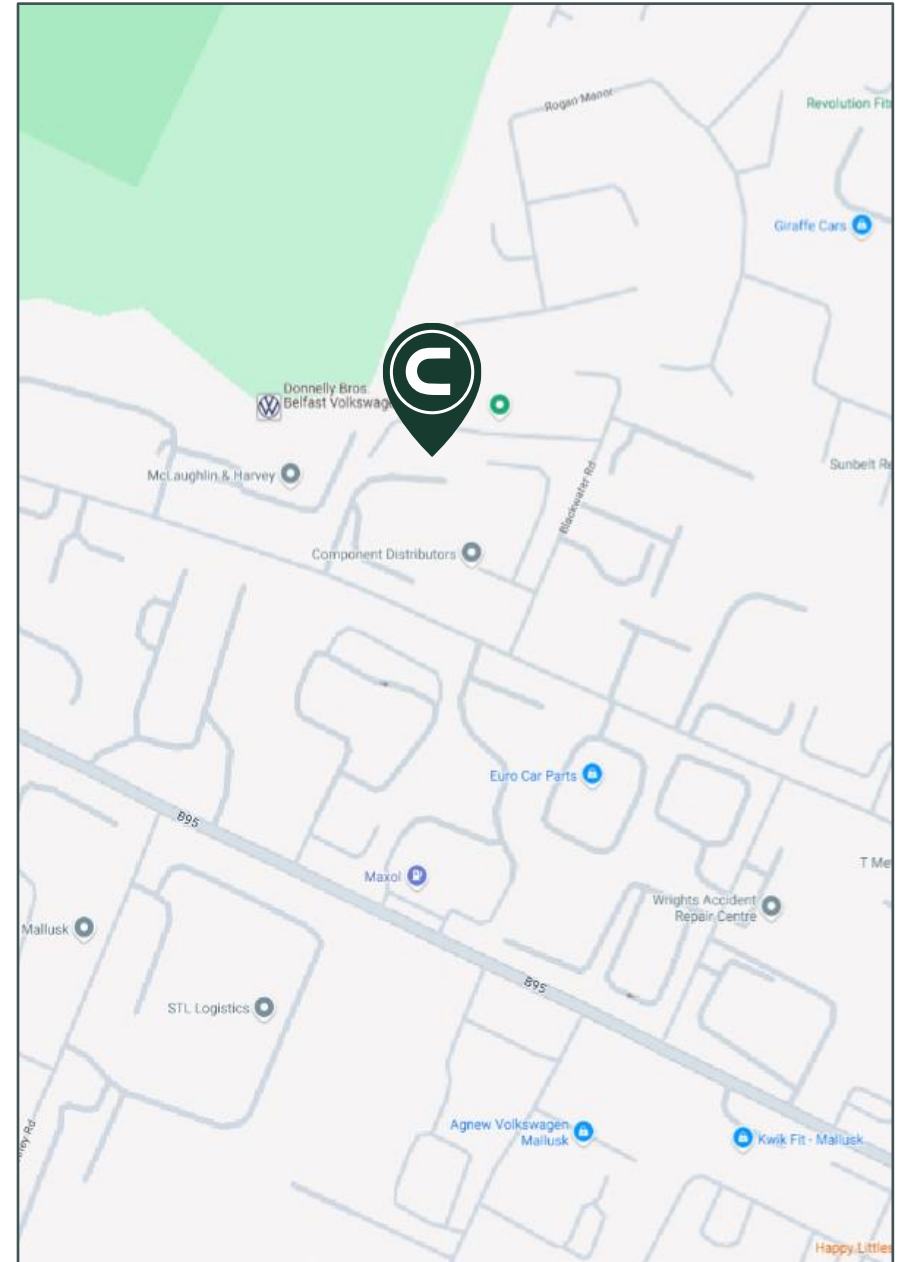
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Key Benefits

- Unit extends to 11,226 sq ft
- Secure standalone site of 0.8 acres
- 2no Electric roller shutter doors

Location

The subject property is located on Blackwater Road, just off Mallusk Road and approximately 9 miles from Belfast City Centre. Mallusk has ease of access to the M2 via Sandyknowes roundabout, providing access to Belfast City Centre, Belfast International and City Airports and Belfast and Larne Ports. Mallusk is one of Northern Ireland's premier commercial and industrial locations.



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Description

The warehouse unit is situated on a secure standalone site. The building is of steel portal frame construction with blockwork to the lower end and composite profile cladding sheets to the upper elevation. The pitched roof is of composite cladding with integrated translucent roof lights. The unit is accessed via 2no. roller shutters doors and benefits from LED lighting to the warehouse, office accommodation on ground and first floors, eaves height of 5.5 meters, an alarm and access system and WC's.

Tenure

Rent	£62,500 per annum
Term	5 years
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value for the building is £41,200. The rate in the £ for 2024/25 is £0.565328 therefore the estimated rates payable for 2024/25 is £23,291.51.

VAT

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

Accommodation

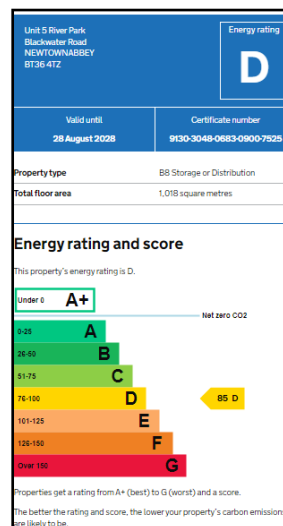
Area	Sq Ft	Sq M
Warehouse	9,583	890.28
Office	1,643	152.64
Total	11,226	1,042.92

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

A copy of the EPC certificate is provided below and can be made available upon request.



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*Boundaries are for indicative purposes only.

Contact Us

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