

Unit 8, Sanda Road, Newtownabbey, BT37 9UB

## To Let

Highly Prominent Business Unit Totalling Approx. 2,770 Sq Ft. Suitable for a Variety of Uses.



Lambert  
Smith  
Hampton



# Location

The subject property occupies a highly prominent position on Sanda Road, approximately 3 miles north of Belfast City Centre, and is easily accessible via the M2 Motorway. Sanda Road is accessed via the Shore Road, which is one of the main arterial routes that links the City to North Belfast, Newtownabbey and Carrickfergus. Shore Road benefits from good communication links via public transport including Translink metro services and the recently refurbished York Gate train station. The location provides ease of access North and South of Belfast City Centre.

The subject is located approximately 0.7 miles from the Abbey Shopping Centre and Longwood Retail Park. The well-established commercial and industrial location of Mallusk is located approximately 6 miles from the subject. Nearby occupiers include Robert Hair and Company, Timeless Kitchen, Ibrand Everything, Abbey Car Breakers and Maxol.

- 5 miles from Belfast Port
  - 21 miles from Larne Port
  - 107 miles from Dublin Port
- 16 miles from Belfast International Airport
  - 7 miles from Belfast City Airport
  - 103 miles from Dublin Airport

# Description

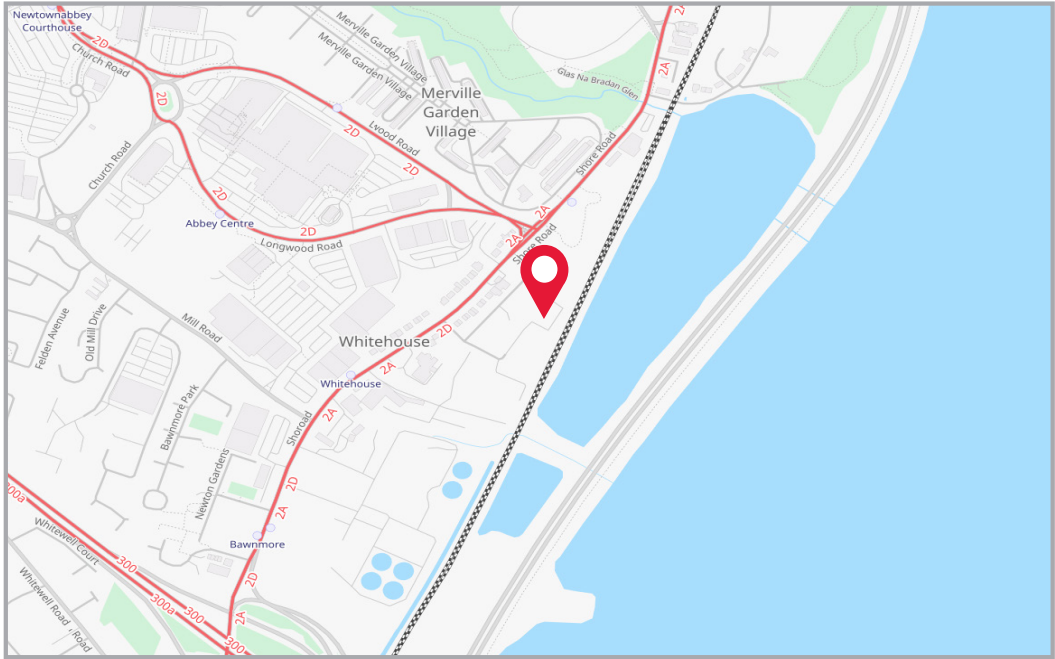
The subject property comprises a business unit containing ground floor warehouse accommodation totalling approx. 1,446 sq ft, and office accommodation extending to approx. 1,324 sq ft across first and second floors.

The building is finished to include double glazed windows, LED strip lighting, perimeter trunking, plastered and painted walls, and corrugated iron ceiling. The translucent roof panels on ground floor level allow the unit to benefit from an abundance of natural daylight. The unit also benefits from W/C facilities on each floor, pedestrian door access and a 2.78m roller shutter door access.

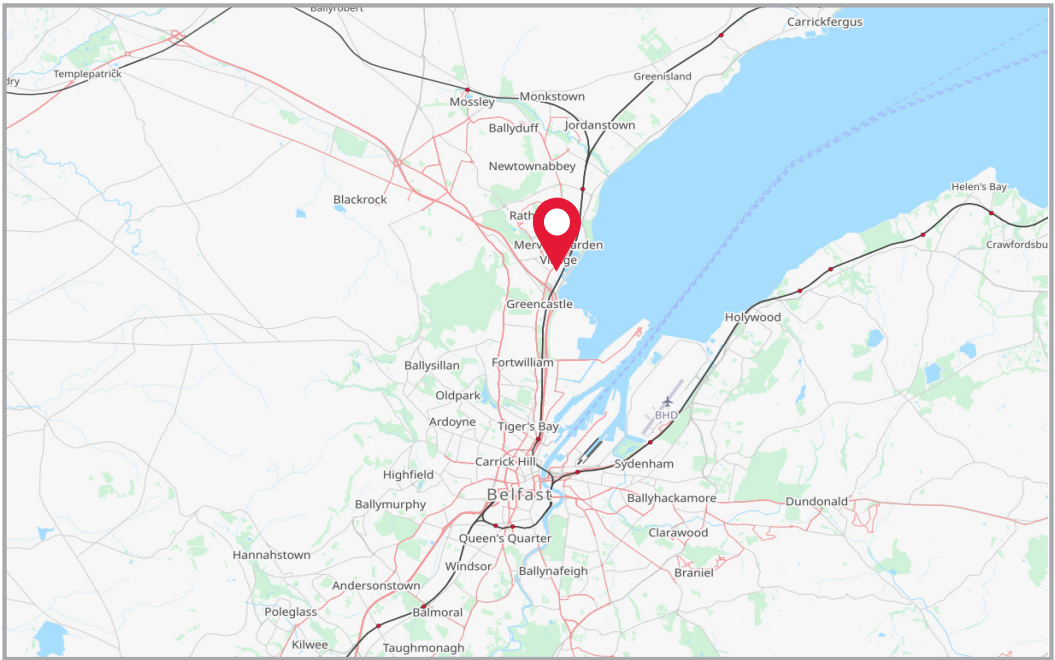
The subject property is suitable for a variety of uses, subject to planning.

# Schedule of Accommodation

Unit 8	Sq Ft	Sq M
Ground Floor Warehouse	1,446	134.37
First Floor Office	520	48.31
First Floor Store	325	30.19
Second Floor Office	479	44.50
Total:	2,770	257.37



For Indicative Purposes Only











## Lease Details

Rent -	On Application.
Term -	By Negotiation.
Service Charge -	A service charge will be levied to cover a fair proportion of maintenance of common areas.
Insurance -	The tenant to reimburse the landlord with the cost for insuring the premises. To be concluded on a pro-rata basis.

## Rates

We have been advised that rates are to be reassessed by Land and Property Services upon occupation.

## Energy Performance Certificate

We have been advised that the property's Energy Performance Certificate is to be reassessed.

## Value Added Tax

The subject premises is elected for VAT, therefore VAT will be payable in addition to the rent.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Kyle Abernethy  
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