

# 8 Michelin Road, Mallusk, BT36 4PT

**To Let**

Refurbished Industrial Unit Totalling Approximately 20,943 Sq Ft

On A Self Contained Site Of Approximately 1.36 Acres Fronting Sandyknowes Roundabout



**Lambert  
Smith  
Hampton**

## Location

The subject premises is located in Mallsuk, one of the Province's premier commercial and industrial locations. The subject enjoys a position fronting Sandyknowes Roundabout.

Mallsuk benefits from direct access to the M2 Motorway at Sandyknowes Roundabout providing quick access to Belfast City Centre, Belfast City and International Airports, Belfast and Larne harbours and the M1, M2 and the M3 Motorway network.

- 7.5 miles from Belfast Port.
- 10.7 miles from Belfast International Airport
- 17.3 miles from Larne Port.
- 10.6 miles from George Best Belfast City Airport
- 111 miles from Dublin Port.
- 171 miles from Dublin Airport

Neighbouring occupiers include TBF Thompson, Cowan Bros and NK Coatings.

## Description

- 1.36 acre site
- 15% Roof Lights
- Kingspan cladding
- NK Perimeter Fencing
- 2 no. 5.5m electric Horman roller shutter doors
- 7.9m apex
- Profiled metal cladding
- Mains gas supply
- Office accommodation
- WC and kitchen facilities
- Mezzanine floor
- 3 phase power supply
- Eaves height of 5.5m
- Steel fire doors
- LED lights
- Double hung swing gates

Note: The unit can be tailored to suit end users requirements.

## Schedule of Accommodation

	Sq Ft	Sq M
Warehouse	17,373	1,614
Offices	3,570	332
<b>Total Internal Area</b>	<b>20,943</b>	<b>1,946</b>

## Lease Details

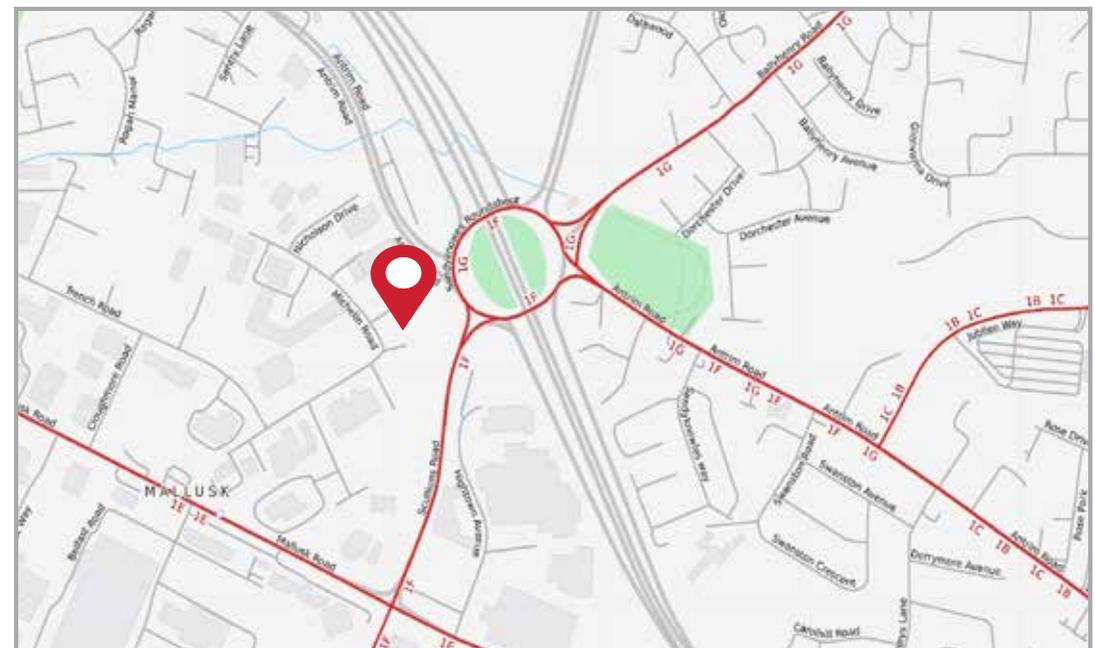
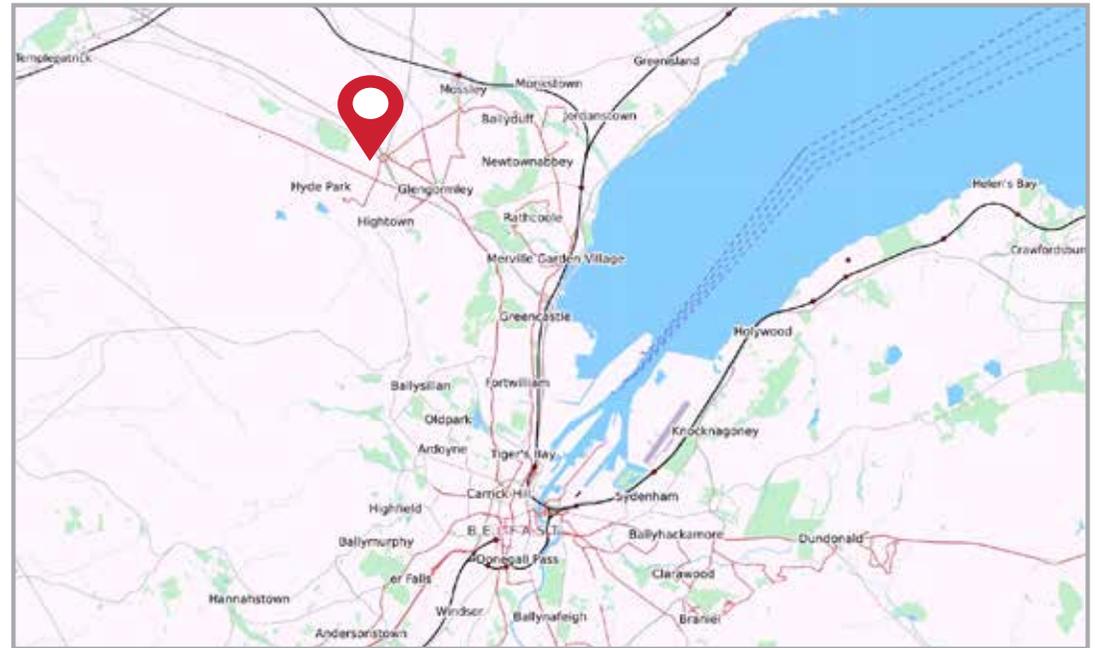
**Term** - 10 year lease.

**Rent** - £115,425 per annum exclusive.

**Rent Review** – 5 yearly.

**Repairs** - Full repairing and insuring.

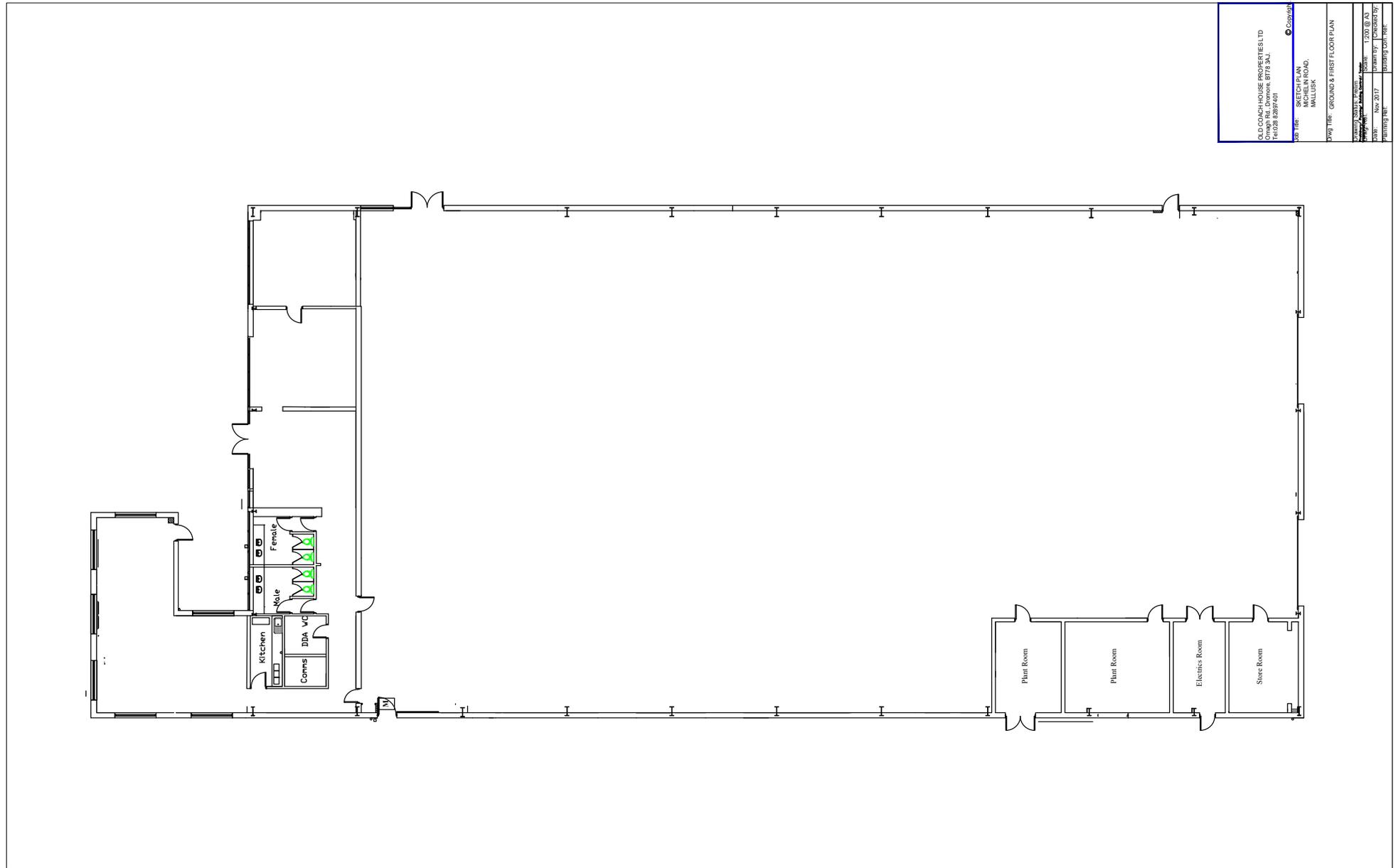
**Insurance** - The Landlord to insure and the Tenant to reimburse.



For Indicative Purposes Only



# Floor Plan



OLD COACHHOUSE PROPERTIES LTD 111-113, The Old Coach House, 878 St. Tel: 028 2287401	
Job Title: SKETCH PLAN	© Copyright
MICHELIN ROAD, MALLUSK	
Plan Title: GROUND & FIRST FLOOR PLAN	
Accuracy Status: Prelim	Scale: 1:200 @ A3
Drawn by: <i>[Signature]</i>	Checked by:
Date: Nov 2017	Printing Date:

# Aerial





## Rates

We have been advised by Land and Property Services that the subject is to be re-assessed.

## Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

## Energy Performance Certificate

An EPC will be made available upon completion.

## Further Information

For further information, please contact:-



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