

Unit 2A, 51 Mallusk Road, Mallusk, BT36 4RU

To Let

Industrial Warehouse Totalling Approximately 17,384 sq ft with min 5.5 eaves max 6.7m eaves
4 no. Overhead Travelling Cranes - 2 x 5 ton and 2 x 10 ton



Location

The subject lands are located in the centre of Mallusk, one of the Province's premier commercial and industrial locations. Major companies who have recognised its strategic location include Marks & Spencer, The Post Office, British Telecom and DHL.

The subject property occupies a prominent position on Mallusk Road approximately 2km off the Sandyknowes Roundabout. This would be viewed as a prominent location within the context of Mallusk. The immediate area is predominantly industrial/manufacturing with a small provision of car showrooms fronting Mallusk Road. Surrounding occupiers in the vicinity of the subject include DHL, Donnelly Group Sales, Mercedes-Benz and Nightline Group.

Description

- Steel portal frame construction;
- Double skin profiled metal clad roof;
- Concrete screed floor;
- Split over two levels;
- Minimum eaves height of 5.5m;
- 6.4m eaves;
- Security alarm;
- WC facilities;
- Traditional block construction to a height of 2.5m;
- Three electric roller shutter door;
- External 10 ton travelling crane;
- Halogen spot lighting;
- 4no. travelling overhead cranes;
- Capable of loads between and 5 & 10 tonnes;
- 3 phase 80kva power supply;
- External yard.

Schedule of Accommodation

	Sq Ft	Sq M
Total Internal Area	17,384	1,615

Lease Details

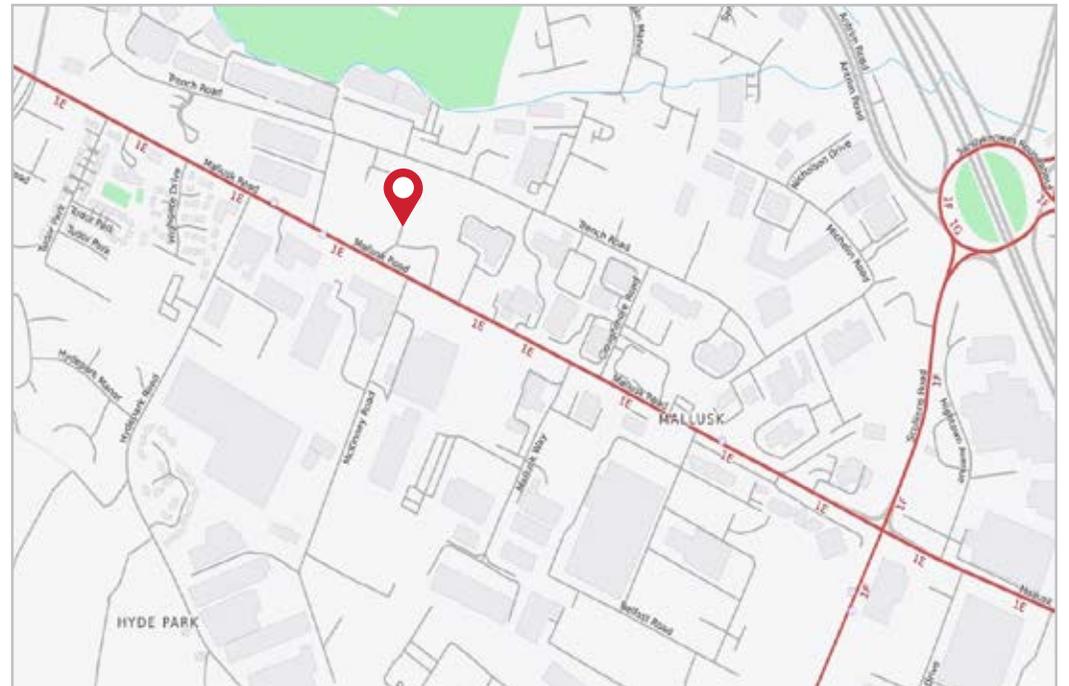
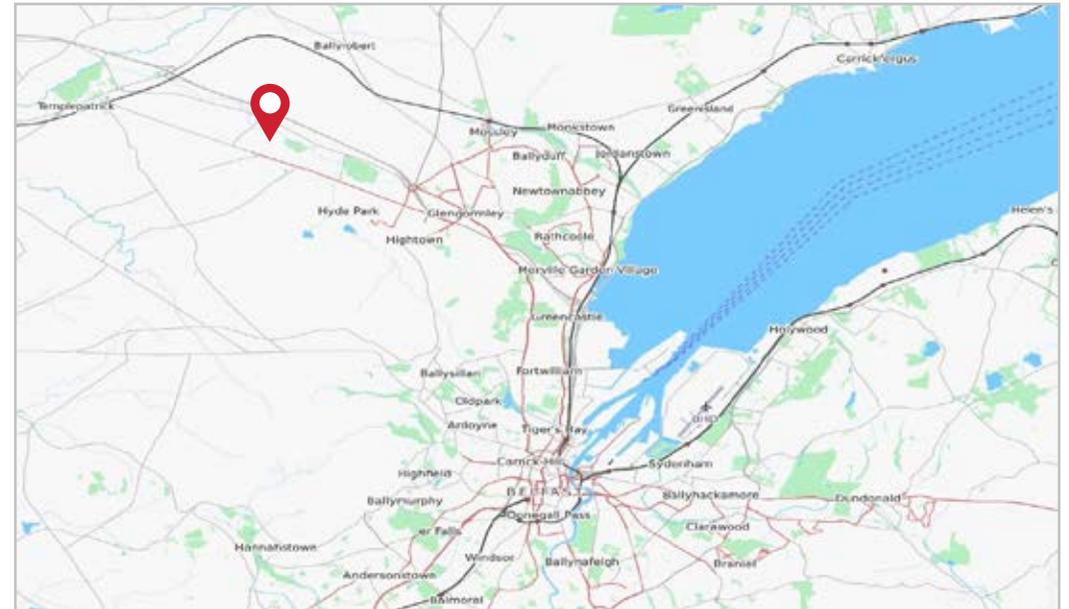
Term - By negotiation.

Rent - £87,500 per annum, exclusive.

Rent Review - 5 yearly.

Repairs - The tenant is to be responsible for external and internal repairs.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.



For Indicative Purposes Only





Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £58,200

Rate in £ 20/21: £0.5194

Rates payable, if applicable: £30,229.08

Energy Performance Certificate

The property benefits from an EPC rating of C54 and the Energy Performance Certificate is available upon request.

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.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

Ian Harbinson
07876 454232
iharbinson@lsh.ie

Tom Donnan
07442 495827
tdonnan@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2020

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.