

# 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



Lambert  
Smith  
Hampton



## 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

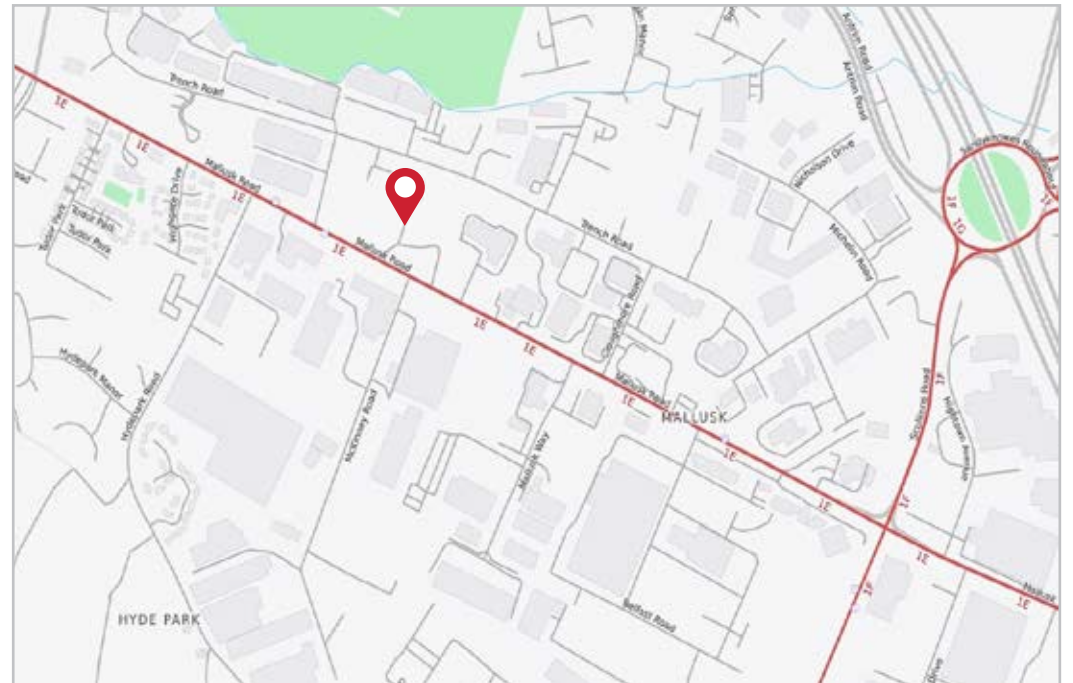
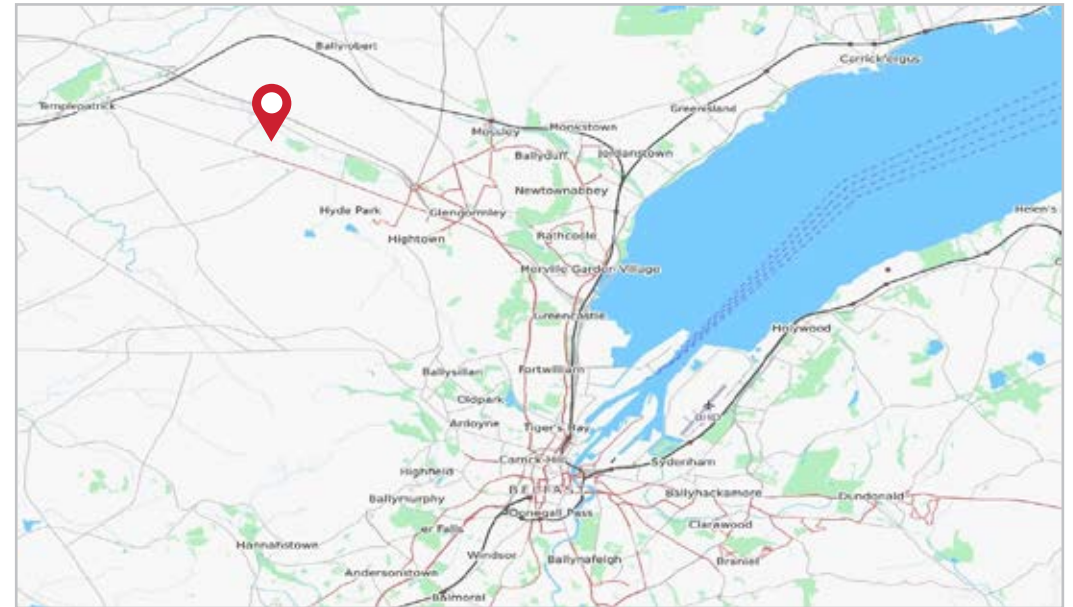
**Term** - By negotiation.

**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:-

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Smith  
Hampton**

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