

170 Mallusk Road, Mallusk, BT36 4GN

To Let

Industrial Trade Counter/Showroom from 770 sq ft to 5,210 sq ft

On a large site totalling approximately 2.2 acres. Yard areas available to let separately.



Lambert
Smith
Hampton

Location

The subject lands are located on the edge 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 Boxmore International.

The subject property enjoys a position fronting Mallusk Road, close to the junction with Bernice Road. Mallusk 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.

- 7.8 miles from Belfast Port.
- 17.5 miles from Larne Port.
- 107 miles from Dublin Port.
- 9.3 miles from Belfast International Airport.
- 10.6 miles from Belfast City Airport.
- 101 miles from Dublin Airport.

Neighbouring occupiers include Montracon Trailers, STL Logistics, Nightline, Palmer & Harvey and DHL.

Description

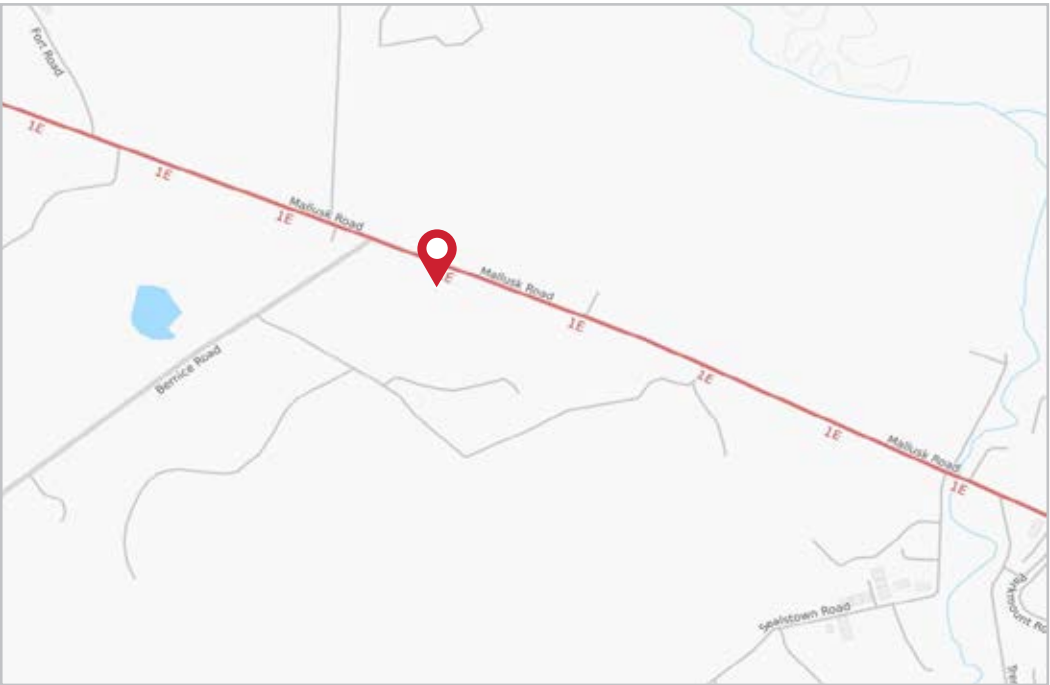
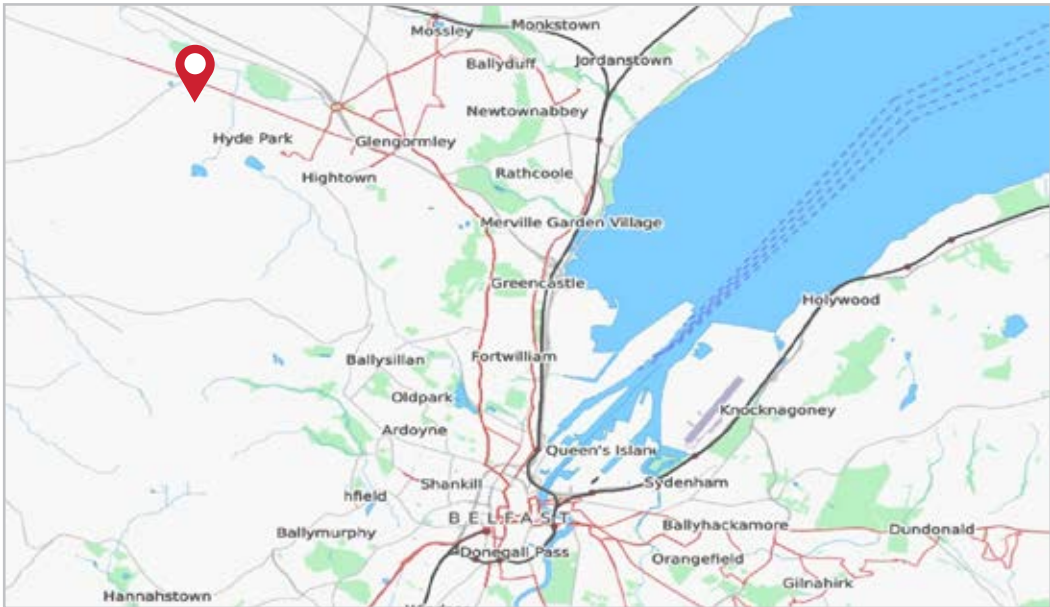
- Steel portal frame;
- Concrete floor;
- 1no. roller shutter door;
- 3 phase power supply;
- Site of 2.2 acres;
- Plastered and painted walls;
- Kitchenette;
- Translucent roof panels;
- Hardcore yard areas;
- NK/timber fencing;
- Security barrier to entrance;
- Fluorescent strip lighting;
- Suspended ceilings;
- Security alarms;
- Carpeted/tiled flooring;
- Profiled metal cladding;
- Security roller shutters;
- Tarmacadam car park;
- External yard lights;
- Jet wash;
- Gas fired central heating;
- Elevated space heater.

Schedule of Accommodation

	Sq Ft	Sq M
Showroom	4,440	412.5
Workshop	770	71.5
Yard 1	0.3 acres	1,214
Yard 2	0.9 acres	3,642
Total Internal Area	5,210	5,340

Lease Details

- Term** - By negotiation.
- Rent** - Rent on application.
- 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: £16,000

Rate in £ 20/21: £0.5893

Rates payable, if applicable: £9,429

Energy Performance Certificate

The property benefits from an EPC rating of G199 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**

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