

Building 1, Units 5, 6 & 7 Central Park, Mallusk, BT36 4FS

To Let - Industrial & Logistics

Warehouse Accommodation With Offices Totalling 75,638 sq ft (7,027 sq m)

With An Eaves Range of 6m to 7m And Serviced By A Covered Mall



**Lambert
Smith
Hampton**

Location

Central Park is located in the heart of the Mallusk Industrial Estate, 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.

Central Park enjoys a prominent position fronting the Mallusk Road affording 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 miles from Belfast Port.
- 16.8 miles from Larne Port.
- 111 miles from Dublin Port.
- 9.7 miles from George Best Belfast City Airport.
- 10.4 miles from Belfast International Airport.
- 106 miles from Dublin Airport.

Description

- Tiled floor;
- 6-7m eaves;
- 4no. roller shutter doors;
- 3 phase power supply;
- 24hr security;
- Plastered and painted walls;
- Max floor load - 2,450 kg/sq m
- Fluorescent strip lighting;
- Suspended ceilings;
- Fire & Security alarms;
- Carpeted flooring;
- Profiled metal cladding;
- North light roof.

Schedule of Accommodation

	Sq Ft	Sq M
Warehouse	75,638	7,027
Total Internal Area	75,638	7,027

*CAD drawings available - Please contact the agent for further information.

Lease Details

Term - By negotiation.

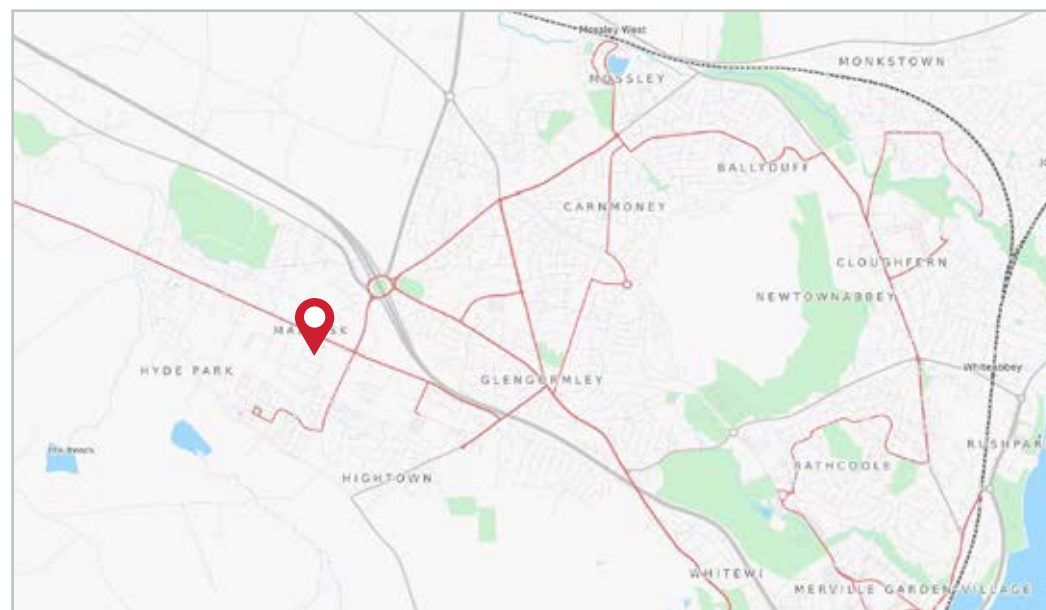
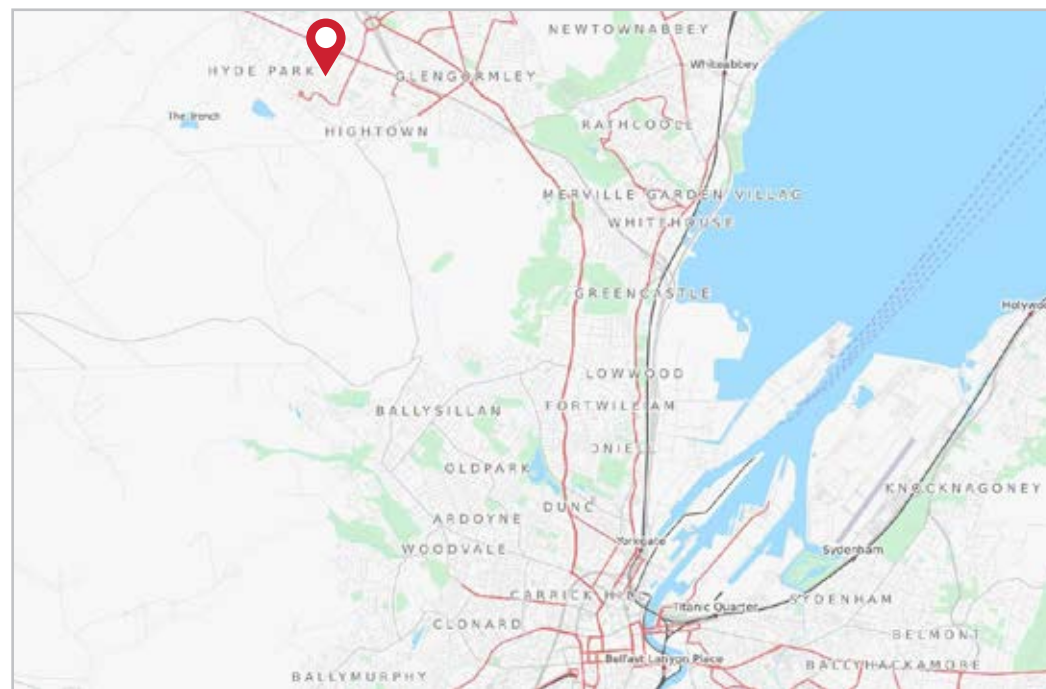
Rent - £175,000 per annum exclusive.

Rent Review - 5 yearly.

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

Service Charge - A service charge will be levied to cover the cost of services such as security, estate management, maintenance of common areas etc. Estimated at £39,118 plus VAT per annum.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium. Estimated at £22,297.51 plus VAT per annum.



For Indicative Purposes Only

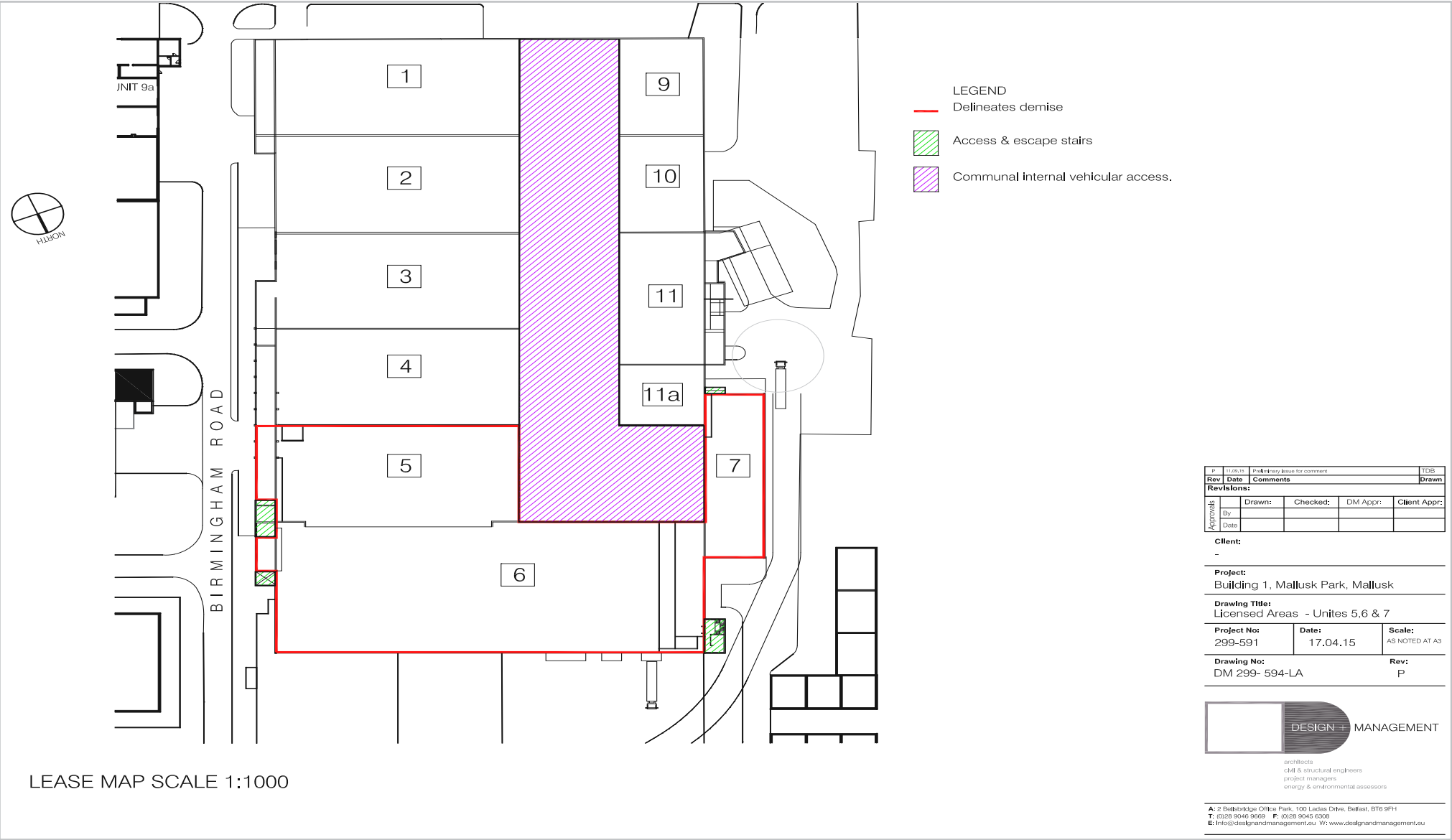
Aerial



For Indicative Purposes Only



Lease Map



For Indicative Purposes Only

Rates

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

Net Annual Value: £133,000

Rate in £ 20/21: £0.5194

Rates payable, if applicable: £78,377

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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