

54 Trench Road, Mallusk, Newtownabbey, BT36 4TY

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## To Let

Secured Self-Contained Yard totalling approximately 0.67 acres (0.27 hectares)



Lambert  
Smith  
Hampton

## Location

Mallusk is one of Northern Ireland's premier commercial and industrial locations approx. 7 miles north of Belfast and benefits from excellent transport links via the M2 motorway's Sandyknowes intersection. This location provides ease of access to Belfast International and George Best Belfast City Airport as well as the Ports of Belfast and Larne.

Dublin Port	111 miles	Belfast International Airport	10 miles
Belfast Port	8.6 miles	Belfast City Airport	11 miles
Warrenpoint Port	18 miles	Dublin Airport	106 miles

## Description

- Approximately 0.67 acres (0.27 hectares);
- Hardcore surface;
- Double hung gates;
- NK Fencing/wire mesh and post fencing;
- Previously used for vehicle storage;
- No existing services;
- Rectangular in shape;
- Frontage onto Trench Road.



For Indicative Purposes Only

## Schedule of Accommodation

Site area - approx. 0.67 acres (0.27 hectares).

## Lease Details

**Term** - By negotiation.

**Rent** - On application.

**Repairs/Insurance** - Full repairing and insuring basis.

## Rates

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

Net Annual Value: £9,450

Rate in £ 20/21 - £0.5893

Rates payable, if applicable: £5,568.89

## VAT

The subject property is registered for VAT, therefore, VAT will be chargeable in addition to the rent.

## Further Information

For further information, please contact:-

**Lambert  
Smith  
Hampton**

Ian Harbinson  
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