



CENTRAL PARK
MALLUSK

CBRE NI
PART OF THE AFFILIATE NETWORK

**NORTHERN IRELAND'S PREMIER COMMERCIAL
AND INDUSTRIAL PARK ON THE EDGE OF THE CITY**

TO LET - INDUSTRIAL AND OFFICE UNITS

CENTRAL PARK, MALLUSK, NEWTOWNABBEY, BT36 4FS

CENTRAL PARK

TO LET - INDUSTRIAL AND OFFICE UNITS

CENTRAL PARK, MALLUSK, NEWTOWNABBEY, BT36 4FS

CBRE NI
PART OF THE AFFILIATE NETWORK

KEY BENEFITS

- Units ranging from 899 sq ft to 42,359 sq ft
- Prominent location within Mallusk
- Direct links to the M2 motorway

LOCATION

Mallusk is one of Northern Ireland's leading commercial locations, located 7 miles north of Belfast City Centre and is highly accessible due to the close proximity of the M2 Motorway at Sandyknowes roundabout.

It also provides ease of access to Belfast City Airport, both Belfast and Larne Ports and the wider motorway network.

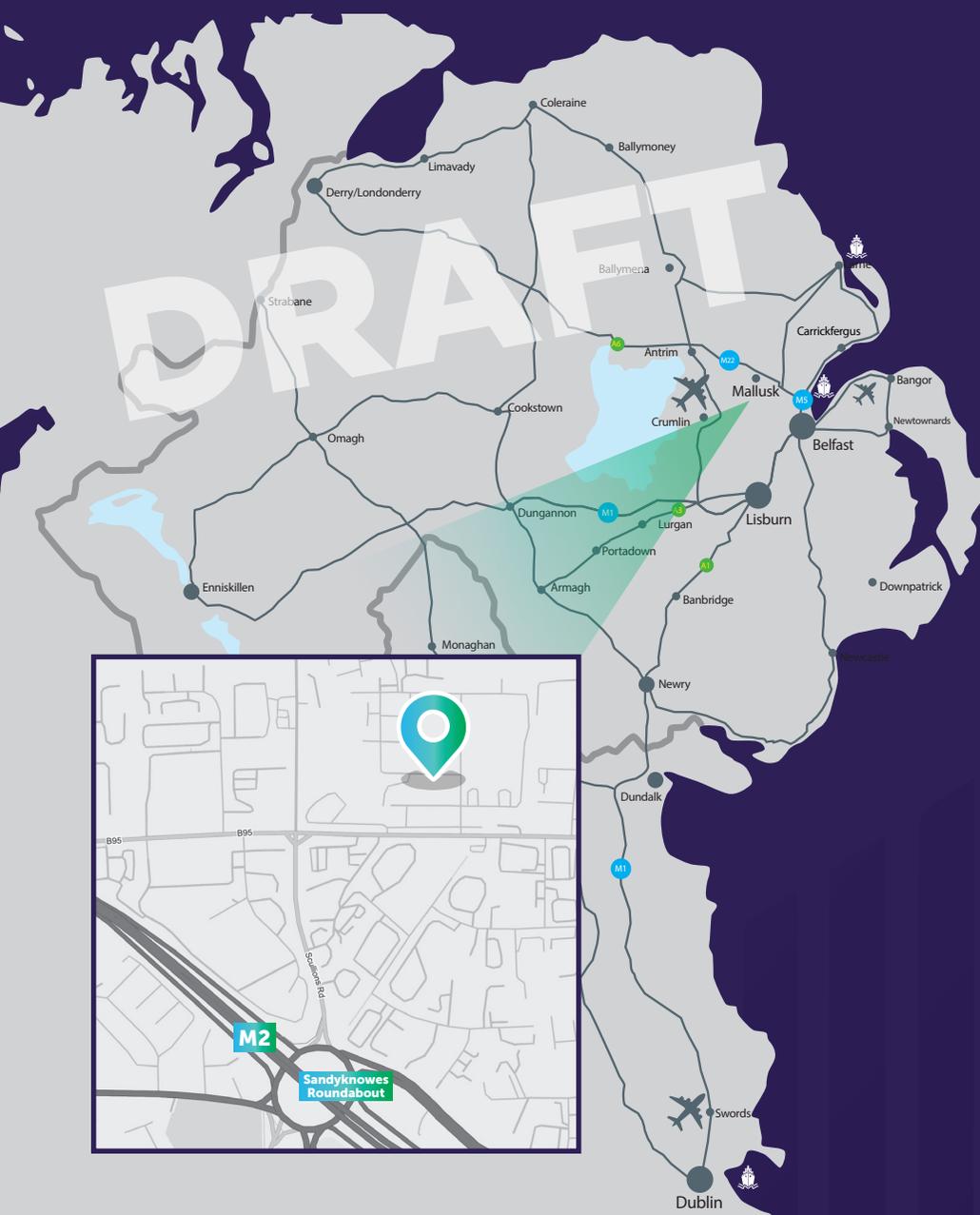
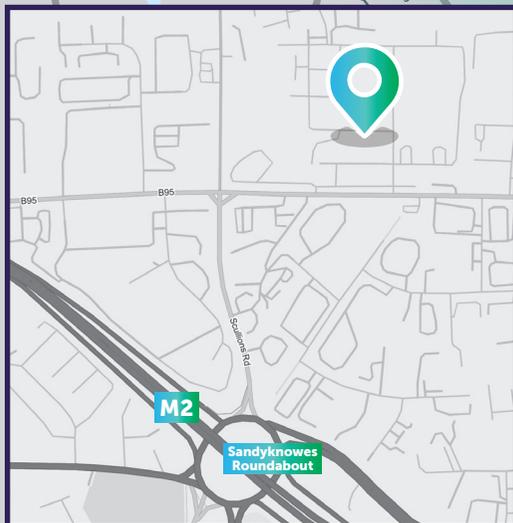
Belfast has an excellent communication network. The M2 motorway provides access to the north towards Antrim and Derry and the M1 motorway provides access to the south and west of the Province towards Lisburn and Dublin.

The city benefits from four railway stations, and the Belfast to Dublin train route has a journey time of approximately 1 hour 50 minutes. The two airports, Belfast City and Belfast International, provide access to all major UK Airports and a large number of destinations across Europe.

18 BELFAST [⊕]
MINUTES
8.5 MILES

140 DUBLIN [⊕]
MINUTES
113 MILES [⊕]

75 DERRY /
LONDONDERRY
MINUTES
64 MILES [⊕]





CENTRAL PARK

TO LET - INDUSTRIAL AND OFFICE UNITS

CENTRAL PARK, MALLUSK, NEWTOWNABBEY, BT36 4FS

DRAFT

ACCOMMODATION

- Central Park consists of a mixture of warehouse, Industrial and Office Units totalling 828,904 sq ft
- Available units ranging from 899 sq ft to 42,359 sq ft
- The park benefits from 24 hour manned security
- Visitor and staff parking facilities are provided on-site

TERM

Negotiable

SERVICE CHARGE

A service charge will be levied to cover external repairs and maintenance to common areas.

VAT

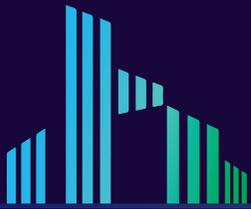
All prices quoted are exclusive to VAT which may be chargeable.

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of the mandatory anti-money laundering checks.

Unit	Unit	Size (Sq Ft)	Size (Sq M)	Rent (Per Annum)	Rates Payable (25/26)
Building 1, Unit 1	Warehouse	22,639	2,103	£91,000	£26,329
Building 1, Unit 2	Warehouse	19,720	1,832	£79,000	£23,684
Building 10, Unit 1	Hot Food	1,475	137	£22,500	£9,579
Building 10, Unit 14	Office	899	137	£11,687	£4,026
Building 10, Unit 15	Office	915	83.5	£11,895	£3,996
Building 13, Unit 4	Warehouse	6,584	611.7	£20,000	£10,402





CENTRAL PARK

TO LET - INDUSTRIAL AND OFFICE UNITS
CENTRAL PARK, MALLUSK, NEWTOWNABBEY, BT36 4FS

CBRE NI
PART OF THE AFFILIATE NETWORK

DRAFT





CENTRAL PARK

TO LET - INDUSTRIAL AND OFFICE UNITS

CENTRAL PARK, MALLUSK, NEWTOWNABBEY, BT36 4FS

DRAFT





CENTRAL PARK

TO LET - INDUSTRIAL AND OFFICE UNITS

CENTRAL PARK, MALLUSK, NEWTOWNABBEY, BT36 4FS

DRAFT

CBRE NI
PART OF THE AFFILIATE NETWORK

EPC

A copy of the EPC Certificates are available below and can be made available on request.

Units 1-2, Level 3 Building 1 Central Park Mallusk Newtownabbey BT36 4FS		Energy rating E
Valid until 23 October 2032	Certificate number 7147-7484-9768-3254-7092	
Property type	B1 Offices and Workshop businesses	
Total floor area	3,969 square metres	

Unit 4 Building 13 Central Park Mallusk Newtownabbey BT36 4FS		Energy rating D
Valid until 23 October 2032	Certificate number 0309-2727-8888-6763-8287	
Property type	B1 Offices and Workshop businesses	
Total floor area	624 square metres	

Unit 14b Building 10 Central Park Mallusk NEWTOWNABBEY BT36 4FS		Energy rating D
Valid until 24 February 2025	Certificate number 0394-2229-1030-4300-6403	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	83 square metres	

Unit 15 Building 10 Central Park Mallusk NEWTOWNABBEY BT36 4FS		Energy rating D
Valid until 24 February 2025	Certificate number 0430-0634-3109-3922-9002	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	83 square metres	



CONTACT DETAILS

Lisa McAteer
Senior Director

T: 079 2018 8003
E: lisa.mcateer@cbreni.com

Rory Kelly
Graduate Surveyor

T: 075 5776 0331
E: rory.kelly@cbreni.com

CBRE NI

The Linenhall
32-38 Linenhall Street,
Belfast, BT2 8BG
T: 028 9043 8555

www.cbreni.com

CBRE NI

PART OF THE AFFILIATE NETWORK



Disclaimer: These particulars are issued by LDM Belfast Limited t/a CBRE NI and CBRE Ireland on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, LDM Belfast Limited t/a CBRE NI and CBRE Ireland for themselves and for the vendor/lessor whose agents they are, give notice that: (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither LDM Belfast Limited t/a CBRE NI and CBRE Ireland, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Please note all plans and photographs are for identification purposes only. Subject to Contract and Without Prejudice. January 2025