



CENTRAL PARK

MALLUSK

CBRE NI
PART OF THE AFFILIATE NETWORK

DRAFT

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

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KEY BENEFITS

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

LOCATION

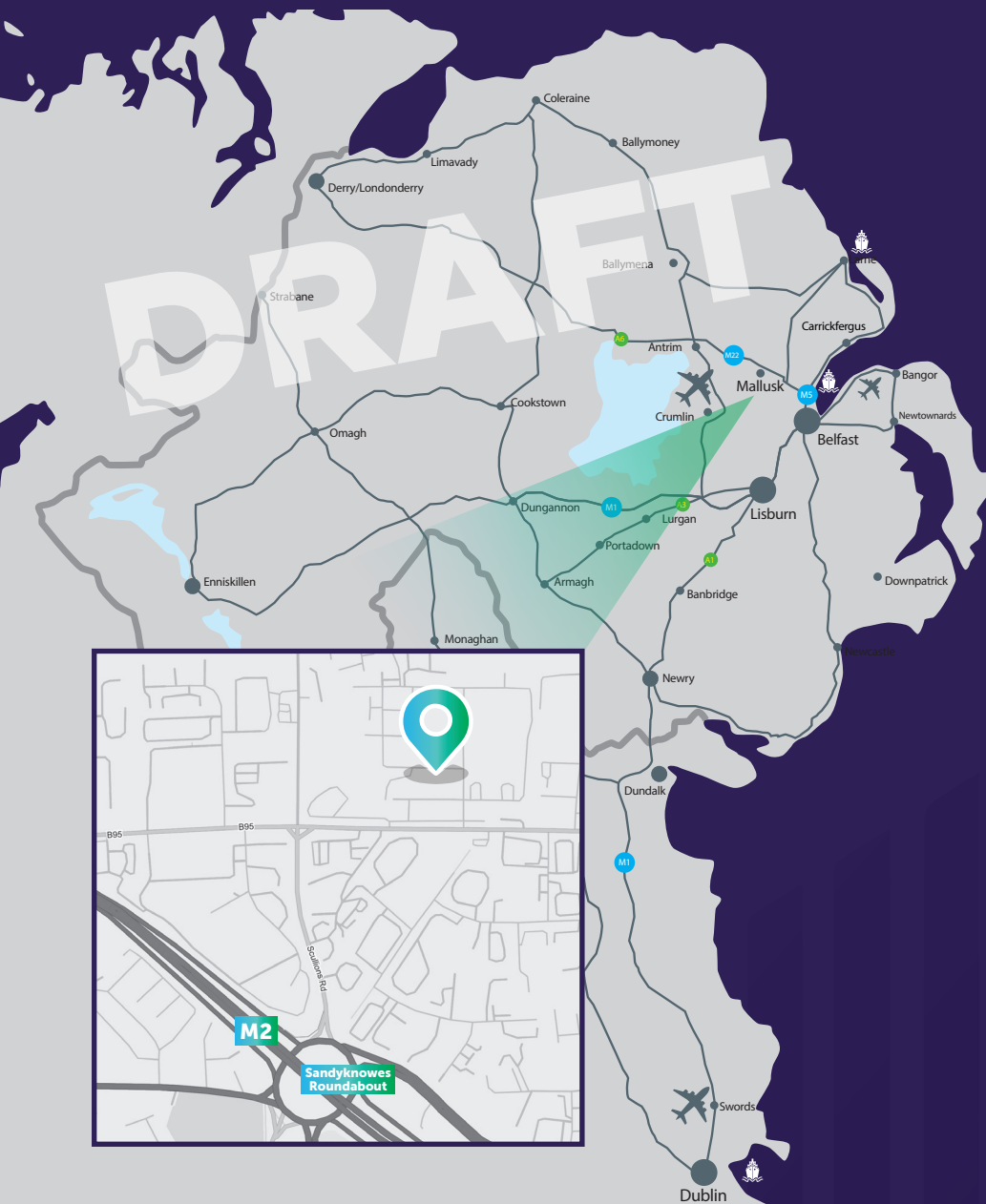
Mallusk is one of Northern Ireland's leading commercial locations, located 7 miles north of Belfast City Centre and is highly accessible due to the close proximity of the M2 Motorway at Sandyknowes roundabout.

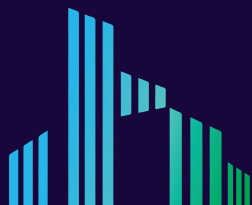
It also provides ease of access to Belfast City Airport, both Belfast and Larne Ports and the wider motorway network.

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 	140 DUBLIN 	75 DERRY / LONDONDERRY
MINUTES	MINUTES	MINUTES
8.5 MILES	113 MILES 	64 MILES 





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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

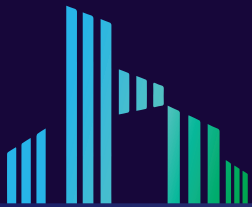
All prices quoted are exclusive to VAT which may be chargeable.

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.

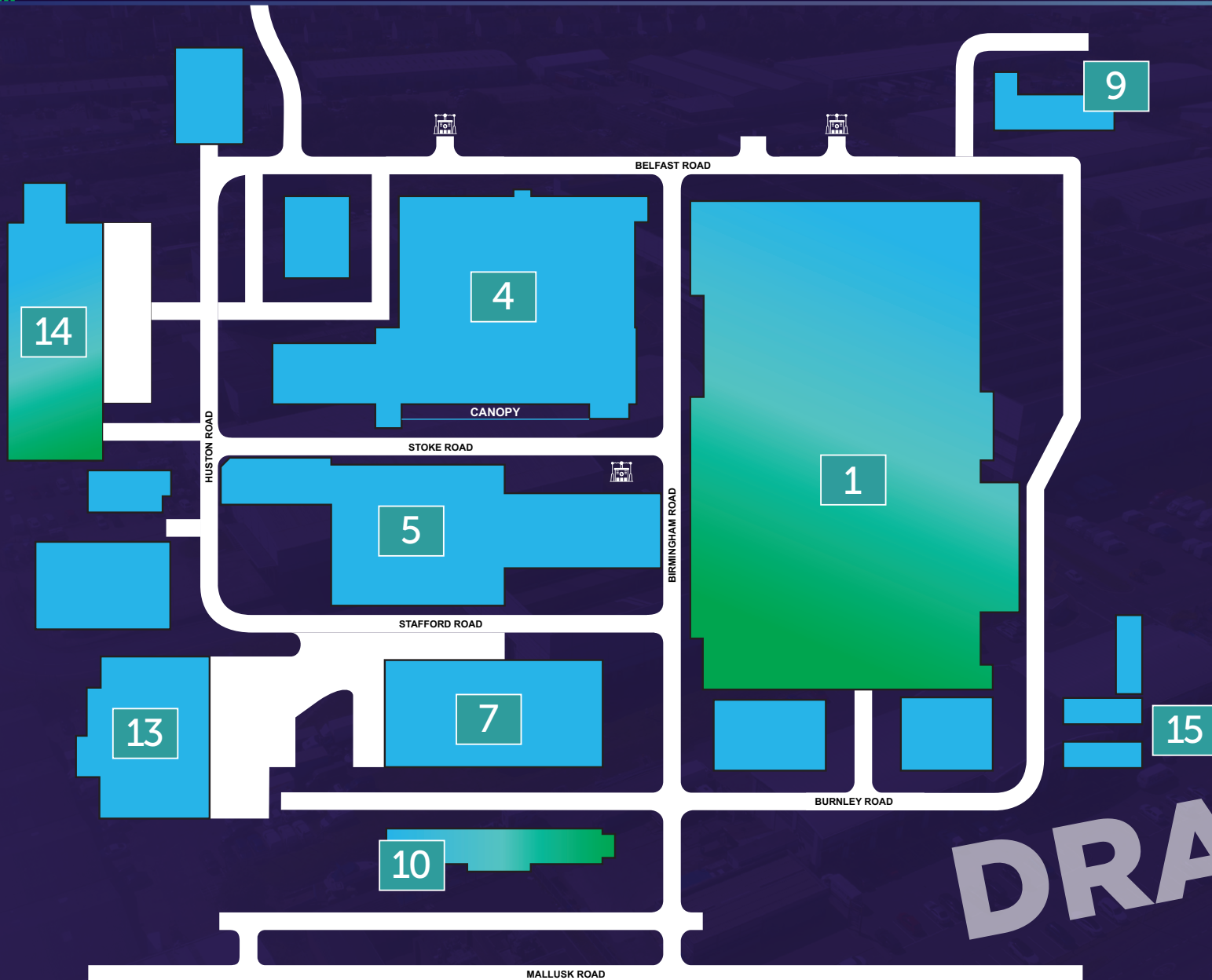
Unit	Unit	Size (Sq Ft)	Size (Sq M)	Rent (Per Annum)	Rates Payable (25/26)
Building 1, Unit 1	Warehouse	22,639	2,103	£91,000	£26,329
Building 1, Unit 2	Warehouse	19,720	1,832	£79,000	£23,684
Building 10, Unit 1	Hot Food	1,475	137	£22,500	£9,579
Building 10, Unit 14	Office	899	137	£11,687	£4,026
Building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

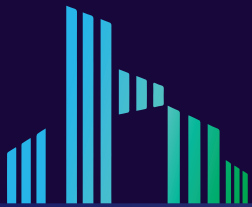




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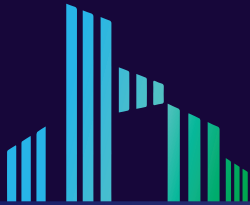
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EPC

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

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