



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

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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.

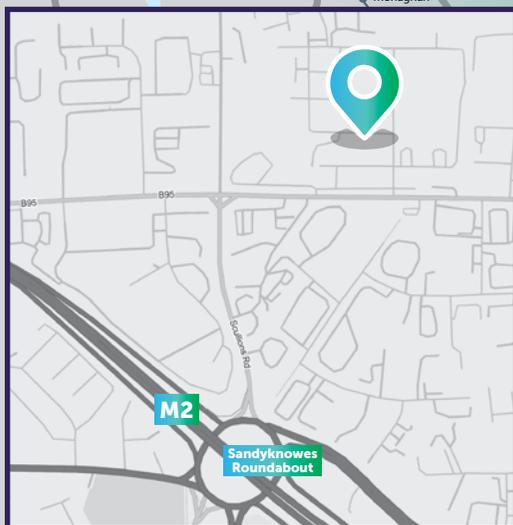
Belfast has an excellent communication network. The M2 motorway provides access to the north towards Antrim and Derry and the M1 motorway provides access to the south and west of the Province towards Lisburn and Dublin.

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 
MINUTES
8.5 MILES

140 DUBLIN 
MINUTES
113 MILES 

75 DERRY /
LONDONDERRY
MINUTES
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 |





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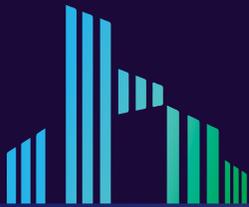




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EPC

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

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