

TO LET – FIRST FLOOR OFFICE SUITE

22 Mallusk Road

Mallusk
BT36 4PP



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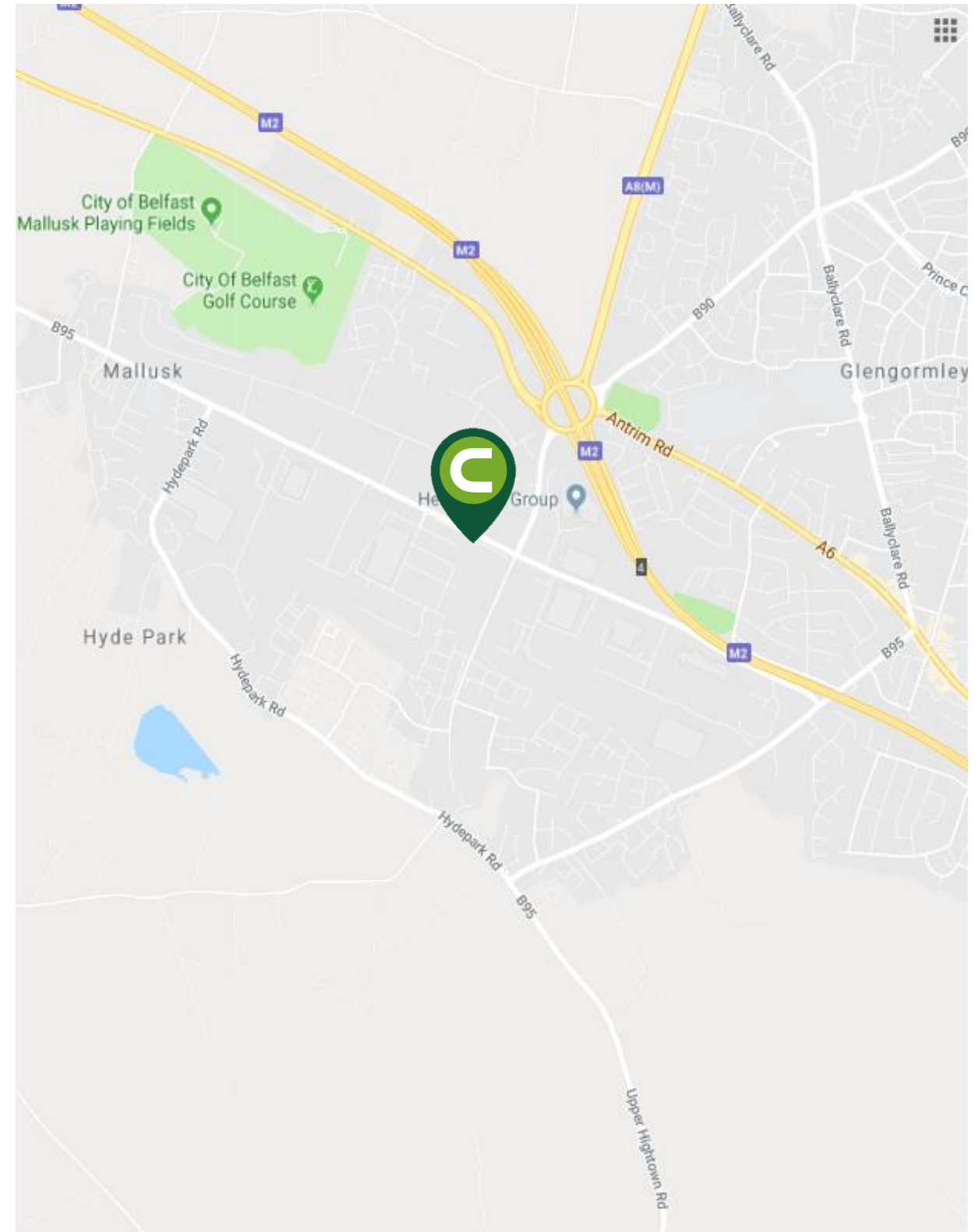
KEY BENEFITS

- Self contained first floor office suite (Ground floor now let)
- On site car parking
- Well finished offices capable of sub-division
- Prominent frontage onto the Mallusk Road

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.

Benefitting from excellent frontage onto the Mallusk Road, the property is situated within a busy commercial development which includes occupiers such as Wilson's Auctions and Print NI.



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DESCRIPTION

The subject accommodation comprises of a first-floor self-contained office suite. The offices are finished to a high standard to include carpeted floors, painted and plastered walls and suspended ceilings with recessed fluorescent lighting.

The property possesses double glazed windows, Male and female WCs.

The building is serviced with gas fired central heating and benefits from 12 dedicated car parking spaces with 6 spaces dedicated to the first floor.

LEASE DETAILS

Rent	£10.00 psf
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

RATEABLE VALUE

To be assessed. Estimated at £3.50 per sq. ft.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation

First Floor	3,402	Sq ft	316	Sq m
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Energy Performance Certificate Non-Domestic Building

Northern Ireland

22 Mallusk Road
NEWTOWNABBEY
BT36 4PP

Certificate Reference Number:
0260-2981-0359-3720-1050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

Less energy efficient

Technical information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 333
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 35.97

Benchmarks

Buildings similar to this one could have ratings as follows:
44 If newly built
116 If typical of the existing stock

EPC

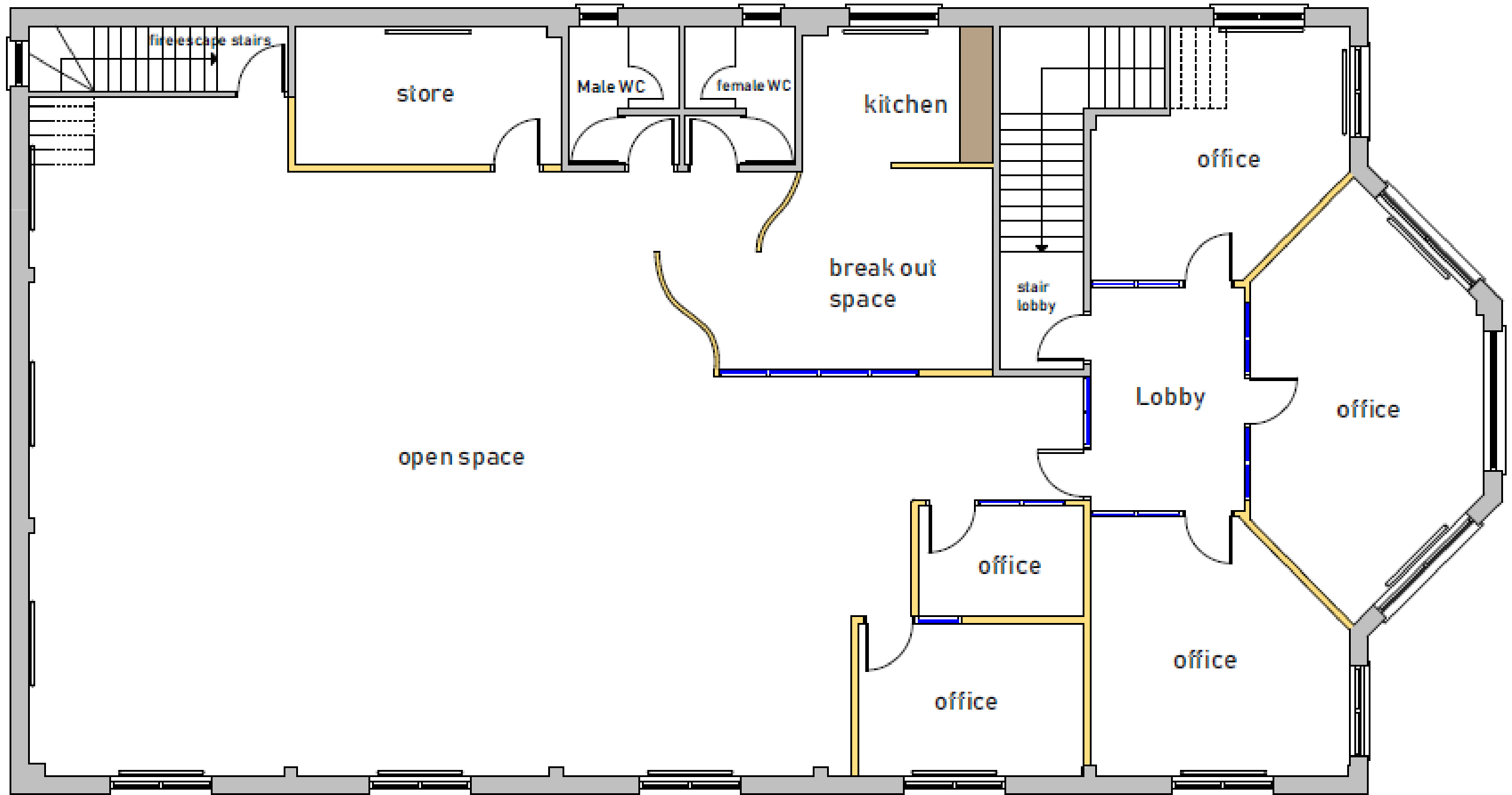
The building has been rated as C-68 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

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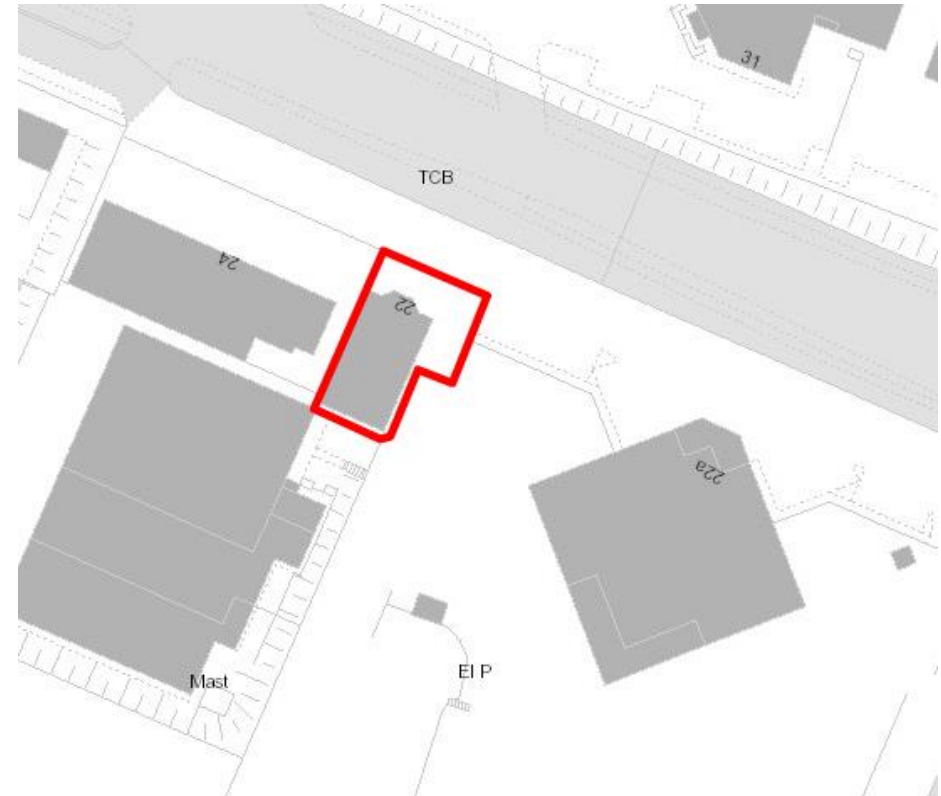
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Existing first floor layout plan for identification purposes only.



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CONTACT US

David Wright

Director
t: 028 9043 6745
e: david.wright@cbre.com

Erin McKee

Surveyor
t: 028 9043 6749
e: erin.mckee@cbre.com

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