

FOR SALE/TO LET- OFFICE SUITES

# 22 Malusk Road

Mallusk  
BT36 4PP



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### 22 MALLUSK ROAD

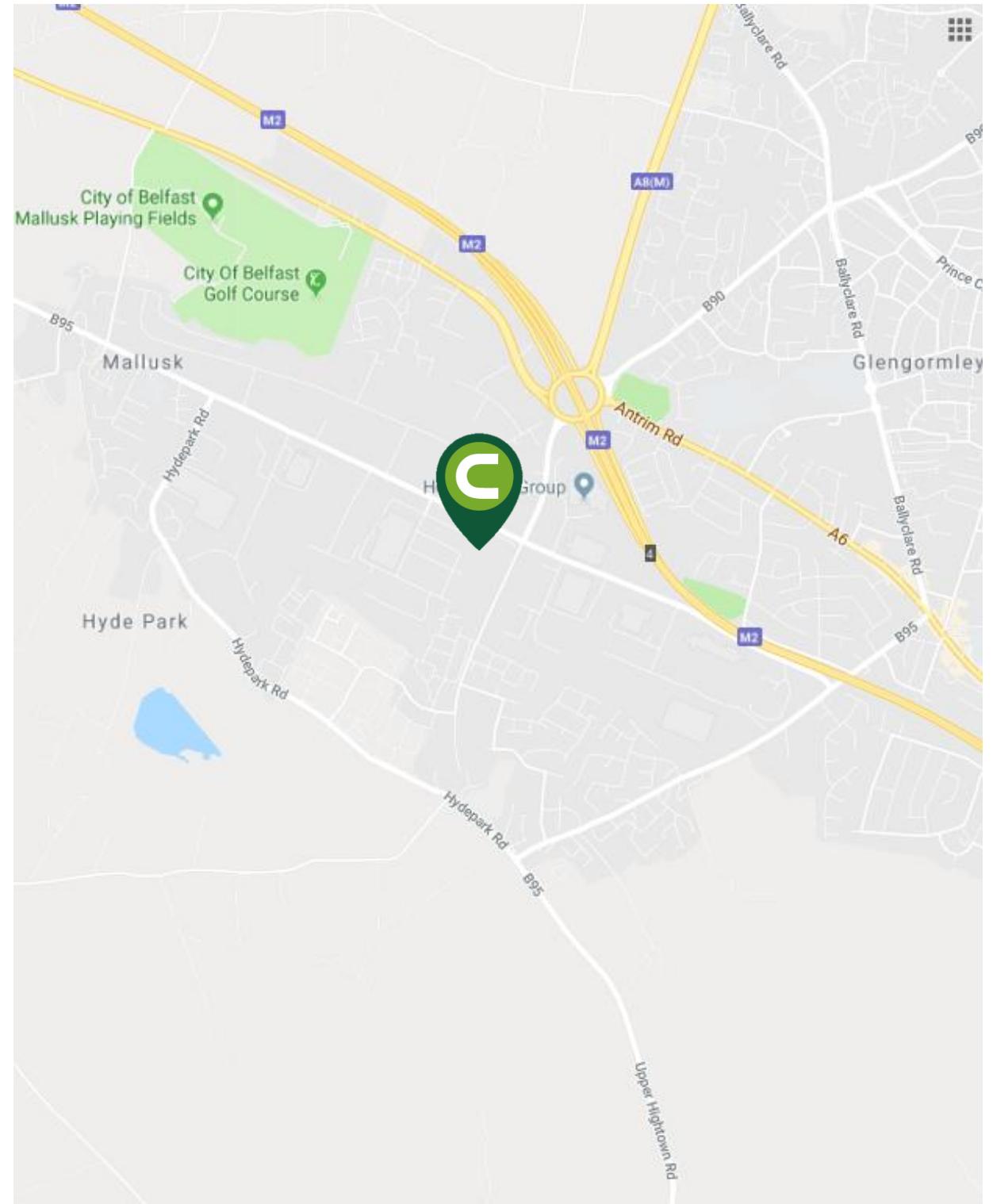
#### KEY BENEFITS

- Self contained office suite over 2 floors which can be let in its entirety or on a floor by floor basis
- 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 is finished to a high standard to include an inviting reception area, carpeted floors, painted and plastered walls and suspended ceilings with recessed fluorescent lighting.

The property possesses double glazed windows, Male and female WCs are located on both floors with a disabled assisted WC on the ground floor.

The building is serviced with gas fired central heating and benefits from 12 dedicated car parking spaces.

#### TITLE

Assumed Freehold or Long Leasehold subject to a nominal ground rent.

#### PRICE

We are asking for offers in the region of £750,000 exclusive.

#### TENURE

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

We have been advised by Land and Property Services that the estimated rateable value is £50,200. The rate in the £ for 2020/21 is £0.519426 therefore the estimated rates payable for 2020/21 is £26,075.

#### VAT

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

Accommodation				
Ground Floor	3,402	Sq ft	316	Sq m
First Floor	3,402	Sq ft	316	Sq m
<b>Total</b>	<b>6,804</b>	<b>Sq ft</b>	<b>632</b>	<b>Sq m</b>

#### Energy Performance Certificate Northern Ireland Non-Domestic Building

22 Mallusk Road  
NEWTOWNABBEY  
BT36 4PP

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

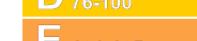
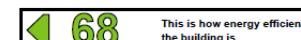
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

#### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



Less energy efficient

#### Technical information

Main heating fuel: Oil  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 333  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 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.

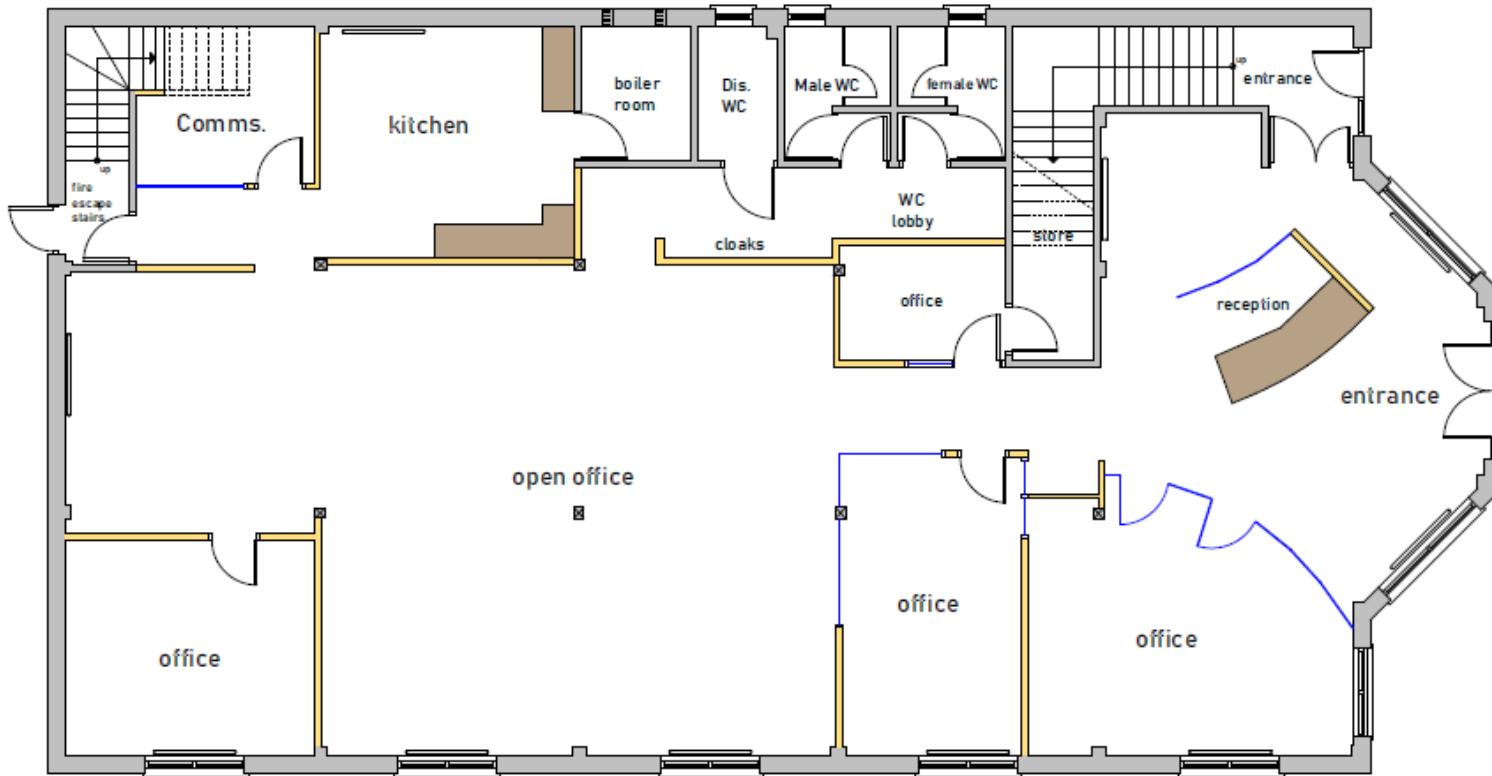
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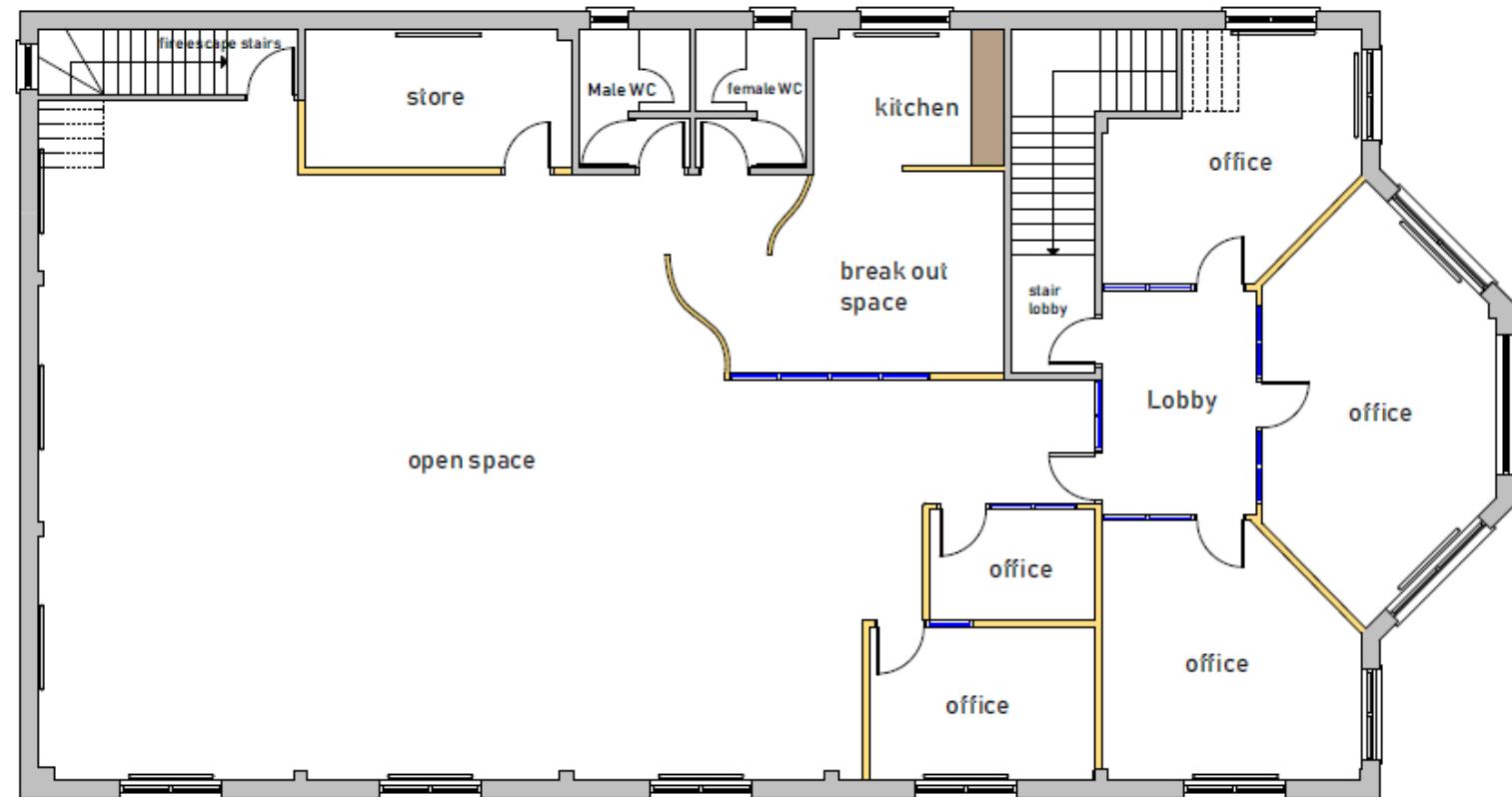
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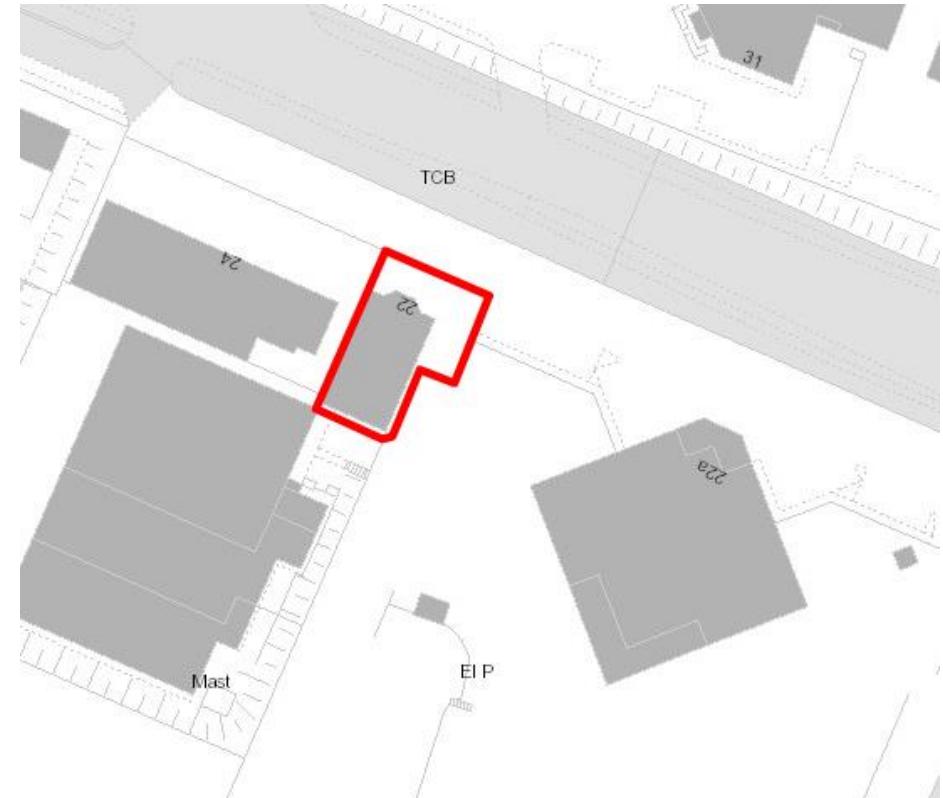
Existing ground floor layout plan  
for identification purposes only

Existing first floor layout plan  
for identification purposes only



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## CONTACT US

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