

FOR SALE / TO LET

The Gas Office, 12 Cromac Quay, Ormeau Gasworks, Belfast, BT7 2JD



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Location

Mallusk is one of Northern Ireland's premier industrial / distribution warehouse hubs located within Newtownabbey which is approx. 8 miles north of Belfast City Centre.

This location benefits from excellent transport links via Junction 4 (Sandyknowes Roundabout) of the M2 motorway providing ease of access to Belfast City Centre, the Airports, Ports of Belfast and Larne and the M1, M2 and M3 motorway network.

The subject property is located on Trench Road, just off the main Mallusk Road.

Other occupiers in the immediate vicinity include CFM Wrights, Chain Reaction Cycles, MET steel, Arco and Countrywide Freight.

Description

The property comprises of a modern steel framed warehouse with training rooms, offices and reception area on ground floor with canteen and kitchen on first floor.

The building is situated on its own secure self contained site which extends to approximately 0. acres.

The building benefits from an eaves height of approx. 6m and access via double doors into the offices.

Car parking for 10 vehicles .

Accommodation

The premises provides the following approximate internal areas:

	Sq. ft.	Sq. M.
Main Warehouse	7,447	692
Offices / Reception	1,837	170
First floor kitchen/ Canteen & Offices.	1,596	148
Total:	10,880	1,010

Lease Details

Term:	Minimum 5 years
Rent:	£60,000 per annum
Repairs & Insurance:	Effective full repairing and insuring terms

NAV

We are advised by Land and Property Services that the NAV of the property is £33,900 giving rates payable of approximately £17,608 for 2021/ 2022.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

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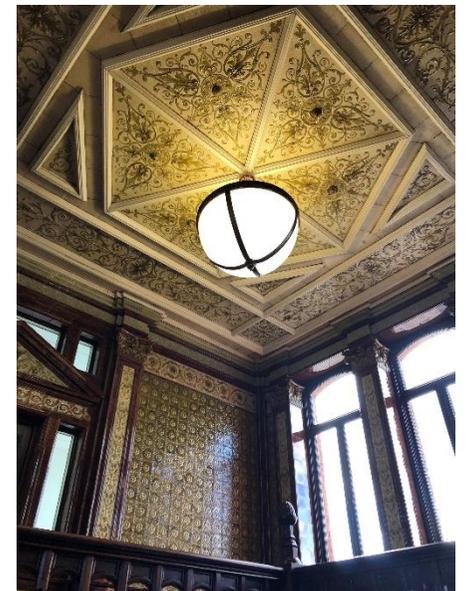
Business Park entrance



Entrance from Ormeau Road



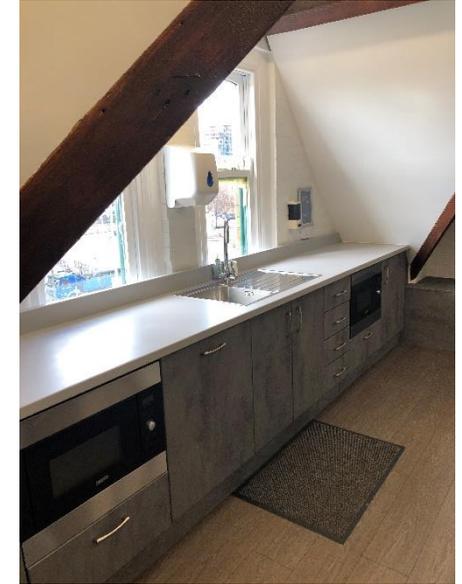
Internal entrance features



Excellent open plan floor space



Boardroom with views over Ormeau Avenue

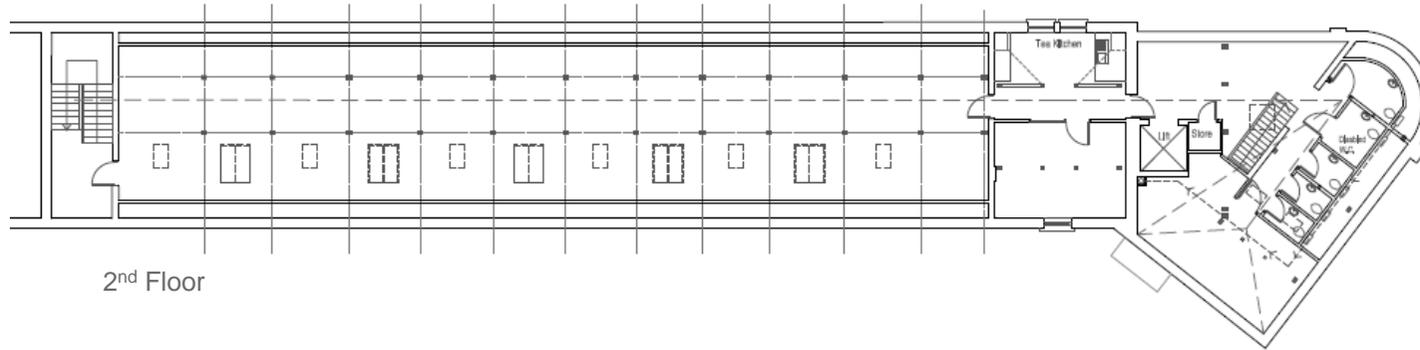


DDA Compliant

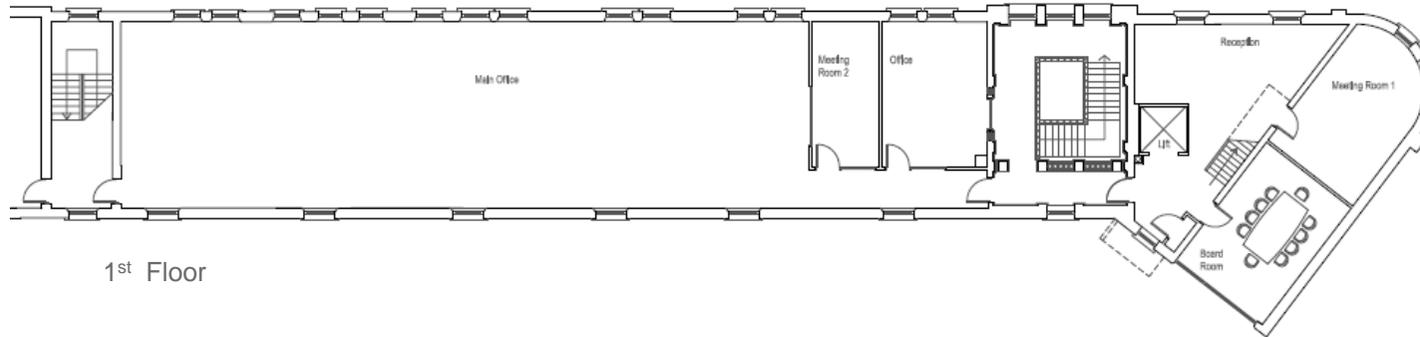


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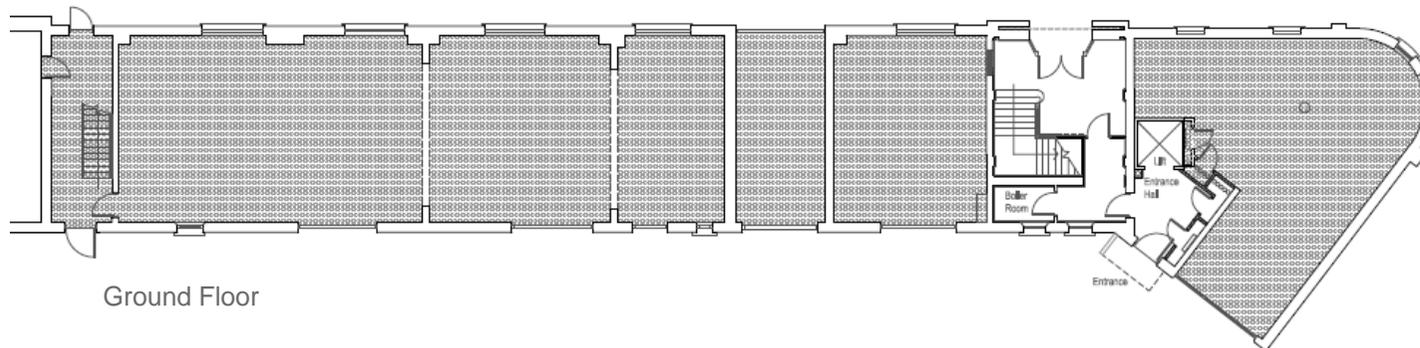
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2nd Floor



1st Floor



Ground Floor

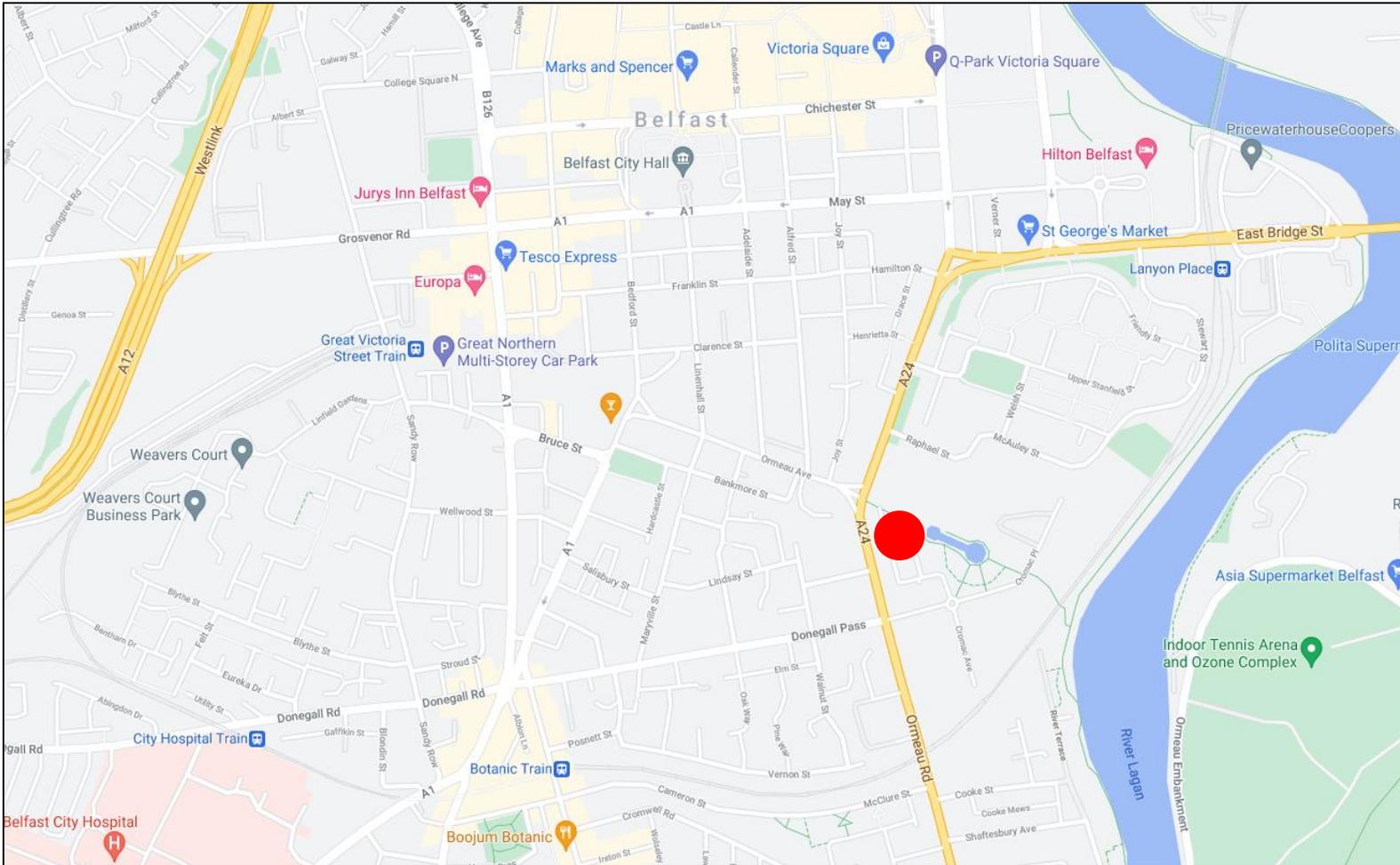
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Not to Scale / For Identification Purposes Only

For more information, please contact:

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Information not provided by the user The Gas Office 12 Cromac Quay BELFAST BT7 2JD		B
Valid until 26 April 2021	Certificate number 8026-2839-9967-8751-0616	
Find this certificate		
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	993 square metres	
Energy efficiency rating for this property		
This property's current energy rating is B.		
Order 0	A+	Net zero CO2
100	A	
75-100	B	← 81
50-75	C	
25-50	D	
10-25	E	
1-10	F	
Over 100	G	

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