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TO LET

5B Trench Road, Mallusk, Newtownabbey BT36 4TY

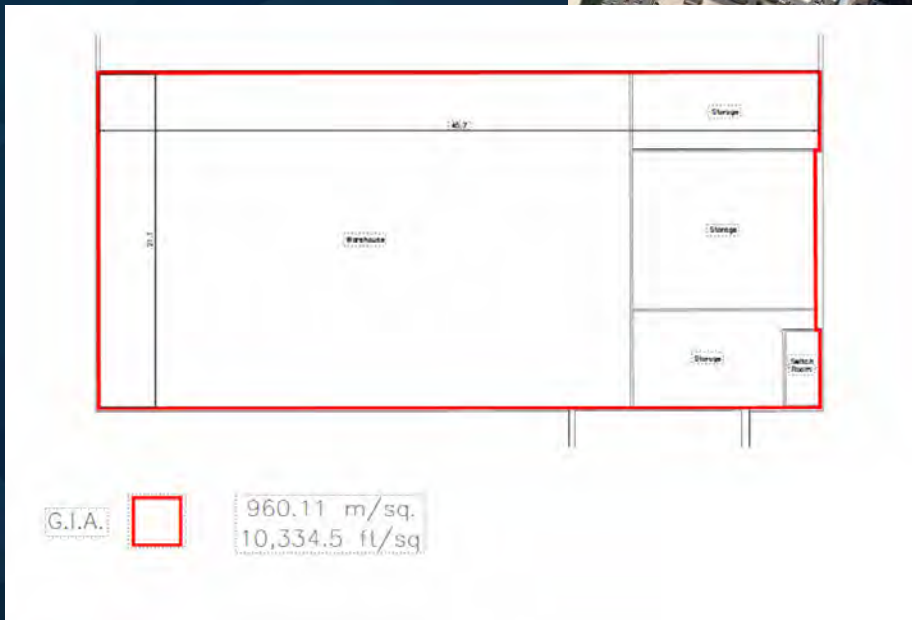
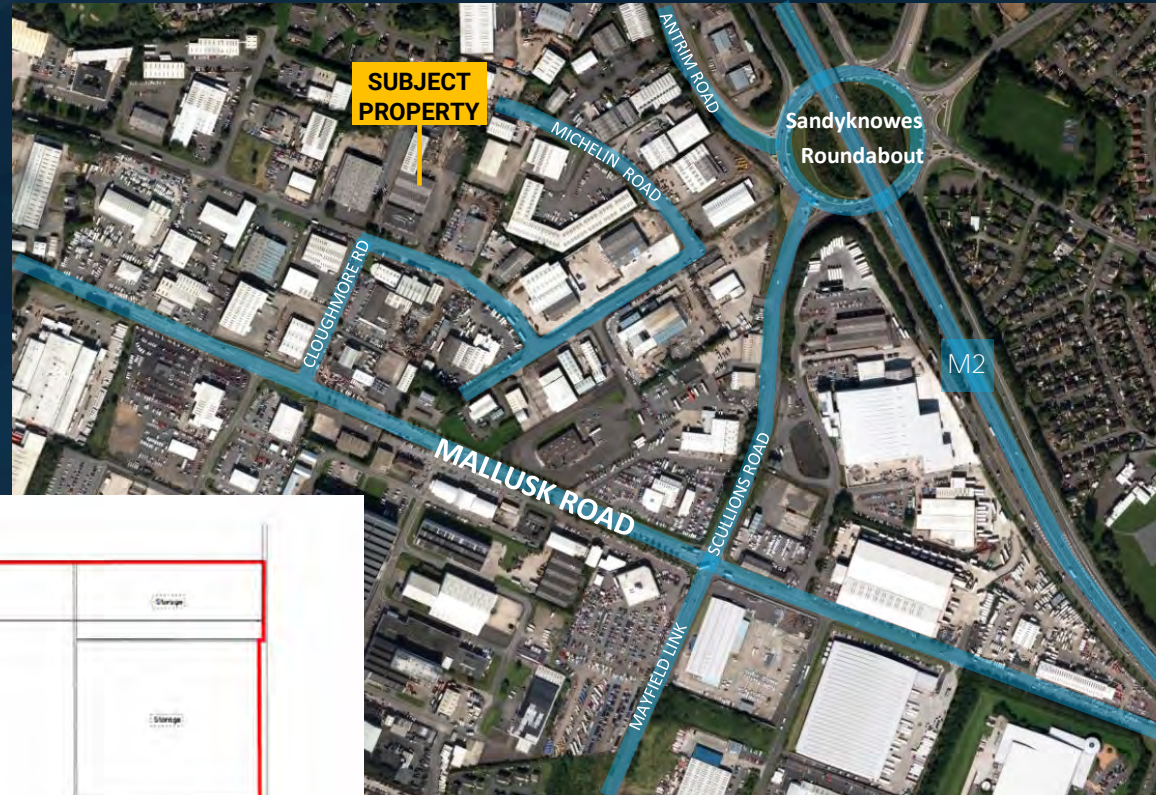
Warehouse Accommodation extending to c. 10,361 sq ft

LOCATION

Mallusk is one of the Province's premier commercial and business hubs enjoying direct access to the M2 Motorway at Sandyknowes Roundabout. This strategic location provides quick access to Belfast City Centre, Belfast City & International Airports, Belfast & Larne Harbours and the M1, M2 & M3 Motorway network.

Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to the Province's motorway network and proximity to Larne and Belfast Harbours and the International Airport.

The unit is in an enviable location within the centre of Mallusk just off the Trench Road.



Neighbouring occupiers include:

- Xirgo
- Expeditors
- Kilco
- T Met
- Euro Car Parts
- NK Fencing
- TBF Thompson
- DHL
- Cowan Brothers NI



C. 17 MILES
TO
LARNE HARBOUR



C. 9 MILES
TO BELFAST CITY
CENTRE



C. 1 MILE
TO
M2 MOTORWAY



C. 20 MINS DRIVE TO
BELFAST
INTERNATIONAL
AIRPORT

DESCRIPTION

The subject comprises modern refurbished warehouse accommodation located off the Trench Road.

The warehouse provides open plan space and is of a steel portal frame construction with a pitched cladded roof. Internally the warehouse benefits from 16ft eaves, a screed concrete flooring and translucent light panels.

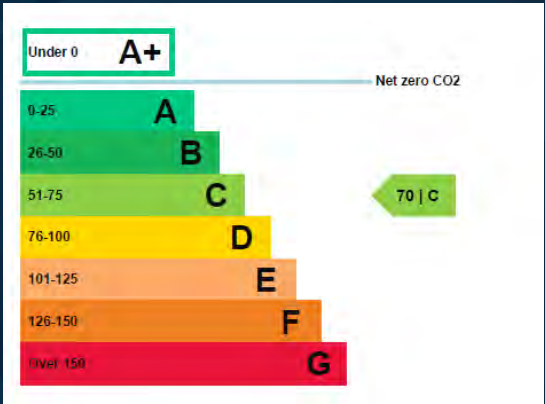
The property benefits from abundant marshalling areas and on site car parking.

ACCOMMODATION

Description	Area sq m	Area sq ft
WAREHOUSE	C. 963 SQ M	C. 10,361 SQ FT

* Potential to be sub-divided.

EPC CERTIFICATE



The internal photos above our for illustration purposes only.

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

TBF THOMPSON

XIRGO

EXPEDITORS

EURO CAR PARTS

TRAYNORS

SUBJECT

NEIGHBOURING OCCUPIERS

5B Trench Road, Mallusk, Newtownabbey BT36 4TY

LEASE DETAILS

RENT: Price on Application

TERM: Negotiable

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: To be confirmed

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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