



For Identification  
Purposes Only



**FOR SALE / TO LET** 0.2 Acre Securely Fenced Commercial Site / Compound  
**Michelin Road, Mallusk, Newtownabbey**



# LOCATION

Excellent location fronting Michelin Road, Mallusk. This is one of Northern Ireland's premier industrial warehouse locations, sited approximately 7 miles north of Belfast.

The subject site is adjacent to the Sandyknowes M2 intersection, giving excellent access to the Greater Belfast area and to NI's main road network.

Adjacent occupiers include HSS Hire, Chain Reaction Cycles, Henderson Print and Thompson TBF.

# DESCRIPTION

The property comprises a secured fenced, square site of approximately 0.2 acres, with a frontage of c. 84ft to Michelin Road.

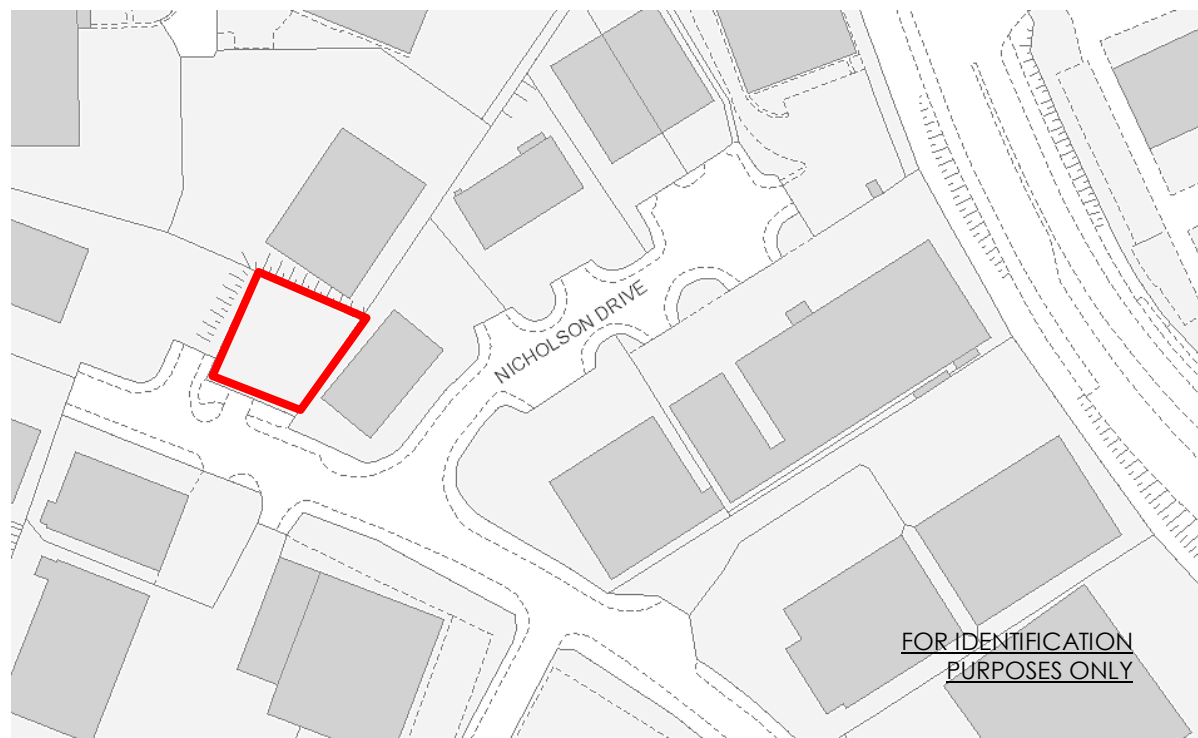
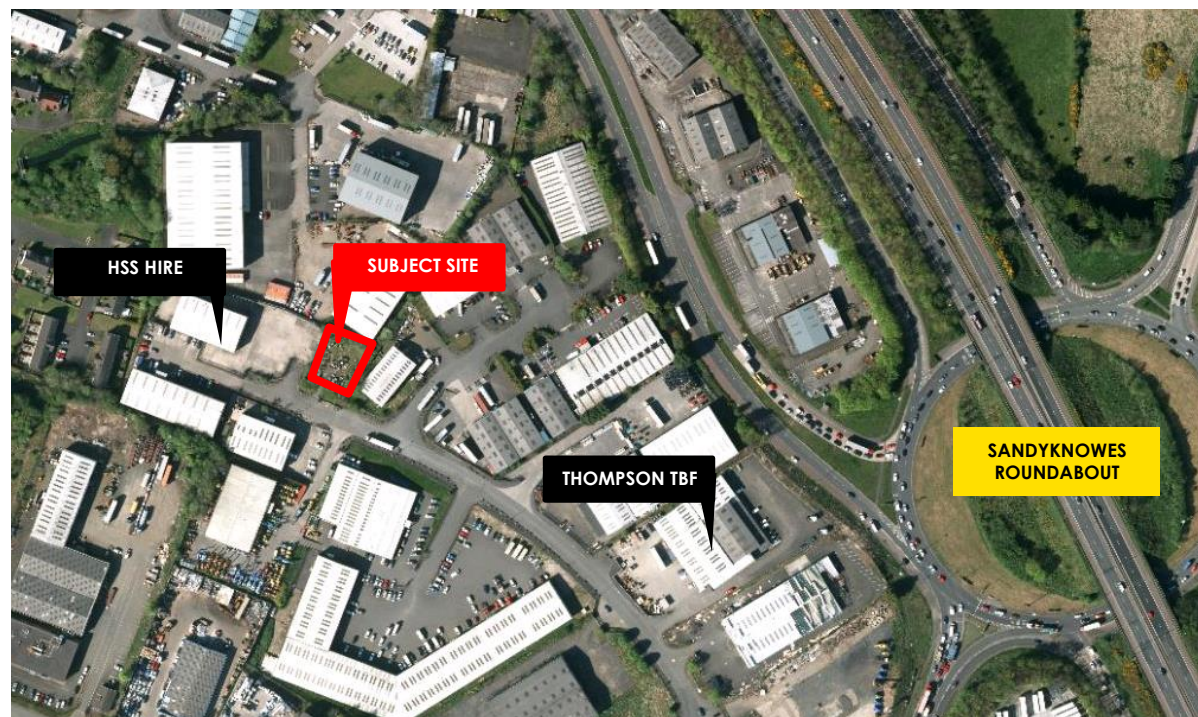
The property is suitable for a variety of commercial uses or for development.

# SITE AREA

The subject extends to c. 0.2 acres.

# PLANNING

The site is zoned in the Belfast Metropolitan Area Plan (BMAP) as 'Existing Employment / Industrial Land'.







View across the site

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## 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/uksi/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.

## LEASE DETAILS

RENTAL: £9,000 per annum exclusive.

TERM: Negotiable.

## SALES DETAILS

PRICE: Offers over £125,000.

TITLE: We understand that title to the property is freehold or long leasehold, subject to a nominal ground rent only.

## VAT

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

## FURTHER DETAILS



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Our Ref: BJK/JP/8794

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.