



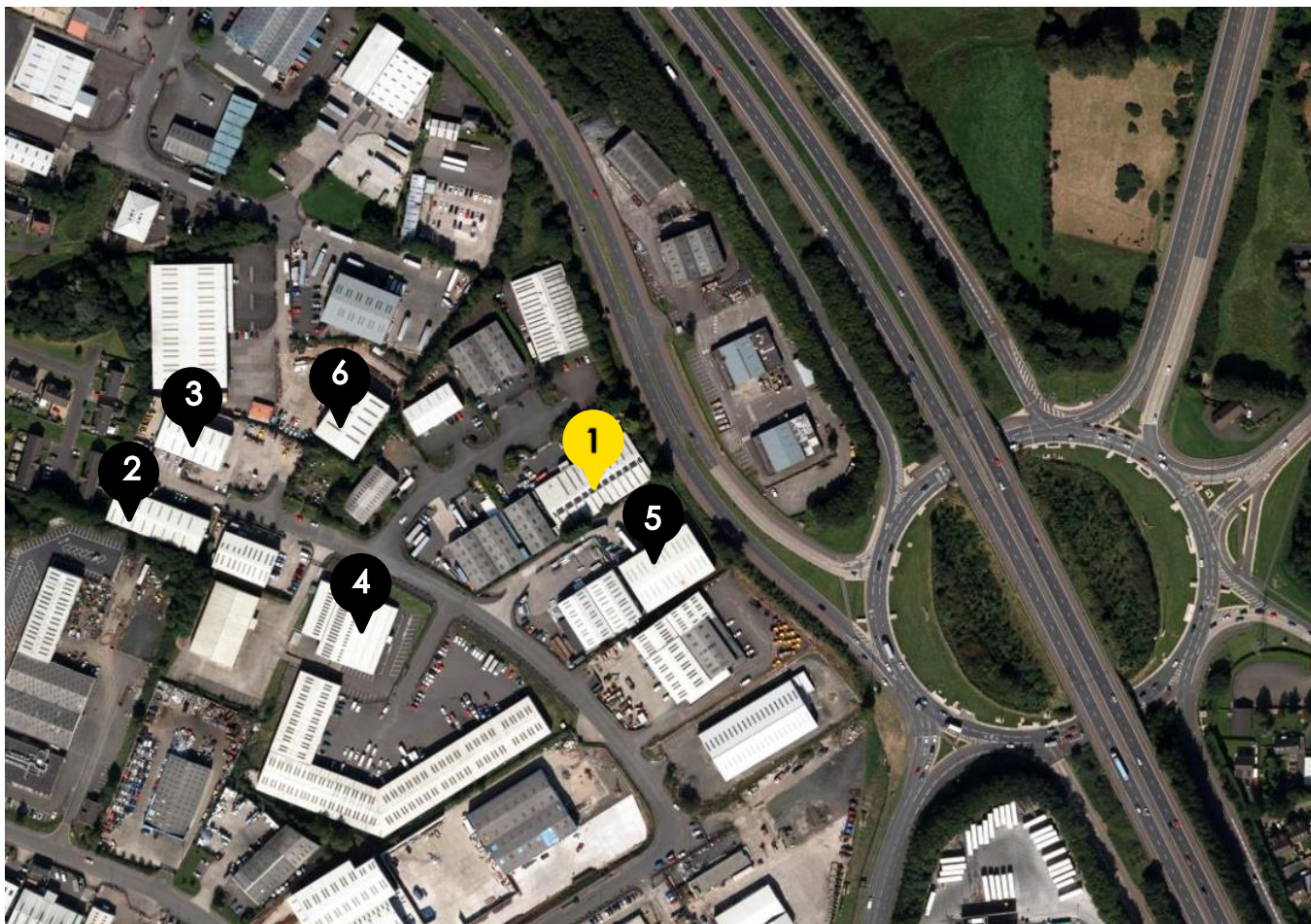
**OKT**  
O'CONNOR KENNEDY TURTLE

**FOR SALE / TO LET**

Prominent Warehouse Accommodation of c. 27,000 sq ft

**3 Nicholson Drive, Mallusk, Newtownabbey  
BT36 4FB**





**1. SUBJECT PROPERTY**

**2. Henderson Print**

**3. HSS Hire**

**4. SM Components**

**5. Robipak**

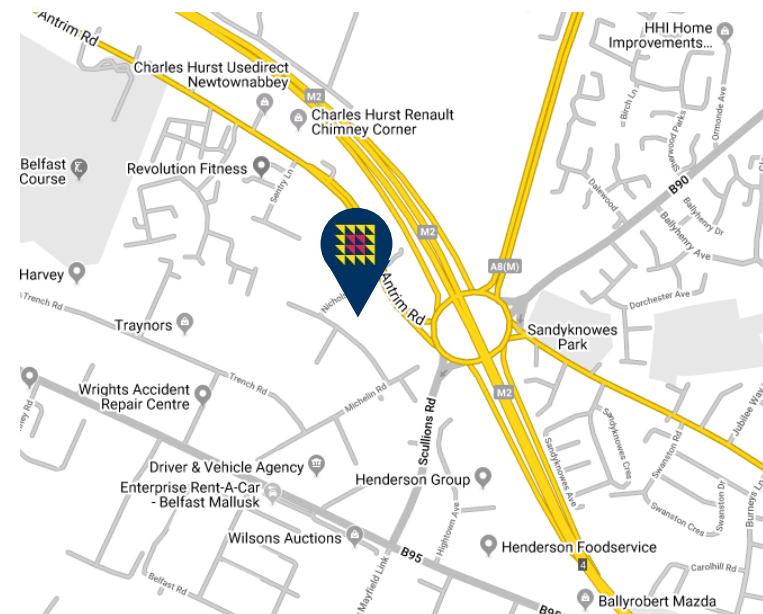
**6. TJ Planting**

# LOCATION

Mallusk is one of Northern Ireland's premier logistics / distribution hubs, located approximately 8 miles north of Belfast City.

The property is immediately adjacent to the Sandyknowes M2 Motorway intersection, giving excellent access to NI's main road network; Belfast and Larne ports; and both Belfast International and City Airports.

Neighbouring occupiers include HSS Hire, Henderson Print, SM Components International, TBF Thompson, Chain Reaction Cycles, Robipak and TJ Planting.



8 MILES TO BELFAST  
CITY CENTRE



15 MINS DRIVE  
From BELFAST CITY AIRPORT  
15 MINS DRIVE  
From BELFAST INTERNATIONAL  
AIRPORT



15 MIN DRIVE  
To M1 MOTORWAY  
2 MIN DRIVE  
To M2 MOTORWAY



15 MINS DRIVE  
From BELFAST PORT  
25 MINS DRIVE  
From LARNE PORT





## DESCRIPTION

The property comprises two connected warehouses occupying a securely fenced site of approximately 1.1 acres.

The site has excellent frontage to Nicholson Drive, with two vehicle access points and parking for 36 cars.

Both warehouses are of steel portal frame construction with roller shutter door access and gas fired space heating. Parts of the floors in both buildings are reinforced, having been constructed to support heavy printing machinery.

**Warehouse 2** incorporates a suite of offices together with a mezzanine level staff canteen and storage area.

The property is being sold with a bank of 20 kW solar panels mounted on the south facing roof pitch of Building 2. We are advised that these attract a ROC payment of £3,500 per annum from OFGEM for the next 13 years and that the panels generate approximately 17,000 kW/hrs per annum, which can be used in the property or sold into the grid for an additional return.

## ACCOMMODATION

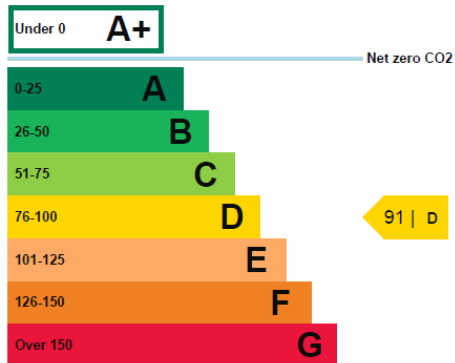
Description	Area sq m	Area sq ft
<b>WAREHOUSE 1</b>		
Warehouse	c. 485 sq m	c. 5,220 sq ft
<b>WAREHOUSE 2</b>		
<b>GROUND FLOOR</b>		
Open plan warehouse	c. 1,176 sq m	c. 12,658 sq ft
Finishing Room / Offices	c. 284 sq m	c. 3,056 sq ft
Offices	c. 358 sq m	c. 3,858 sq ft
<b>FIRST FLOOR</b>		
Storage / Canteen	c. 203 sq m	c. 2,185 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 2,506 sq m</b>	<b>c. 26,972 sq ft</b>

## SITE AREA

The subject sits on a site area of c. 1.1 acres and has provision for 36 No. car parking spaces.



**Warehouse 2**



### 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/ukxi/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.

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.

## SALES DETAILS

PRICE:  
TITLE:

Offers in the region of £1,200,000  
Freehold or long leasehold title

## LEASE DETAILS

RENT:  
TERM:  
REPAIRS / INSURANCE:

£100,000 per annum  
Negotiable  
Full repairing and insuring terms

NAV:

£83,600 (of which £80,960 is currently rated as Industrial). The commercial rate in the pound for 2020 / 2021 is £0.519426.

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

## VAT

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

## FURTHER DETAILS



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Our Ref: BJK/JP/7520