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TO LET

Units 3 & 4 Highgate Bus. Pk, Trench Rd, Mallusk, BT36 4TY

Warehouse with Ancillary Office Accommodation ranging from 5,780 sq ft to 12,150 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 located between the Mallusk and Trench Road.

Neighbouring occupiers include Axalta, Kegs Direct and Mallusk Carpets.

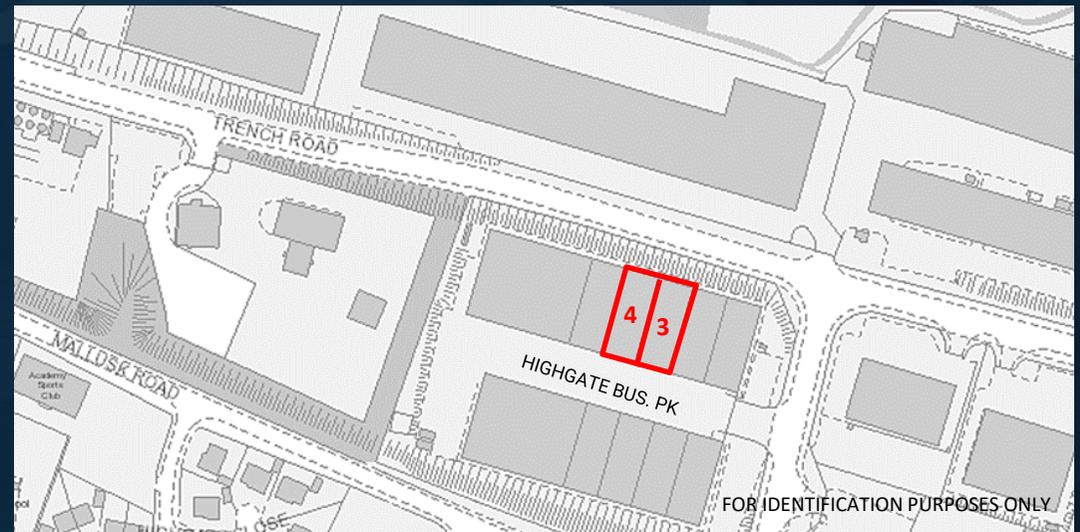
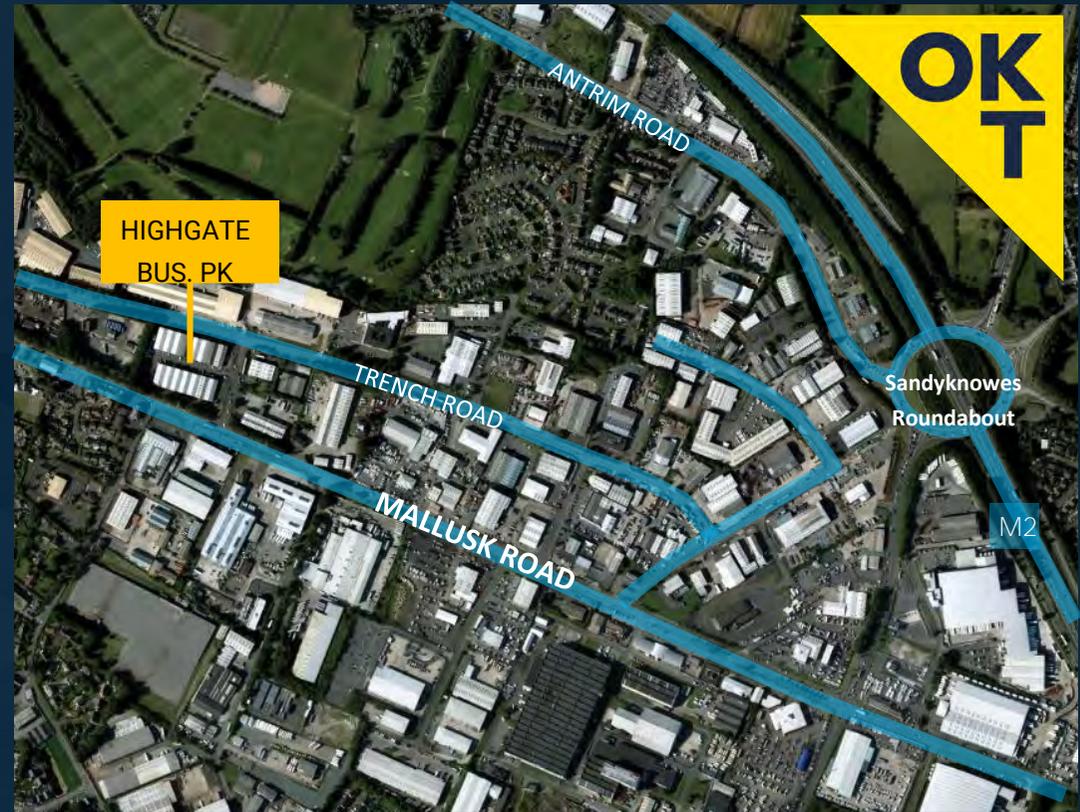
DESCRIPTION

The subjects comprise two adjoining warehouses which can be let separately or as one.

Unit 3 comprises a warehouse with a two-storey office block to include a reception and 6. no offices. In addition, there is also a kitchenette and 2 no. WCs.

Unit 4 comprises warehouse with 2 no WC's.

Both buildings have a double skin insulated roof with translucent panels, electric roller shutter doors and three phase power supply.



DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 3		
Warehouse (to include kitchenette and 2 no. WC's)	c. 477 sq m	c. 5,134 sq ft
2 Storey office block (to include reception & 6 no. offices)	c. 115 sq m	c. 1,236 sq ft
UNIT 3 TOTAL	c. 592 sq m	c. 6,370 sq ft
UNIT 4		
Warehouse (to include 2 no. WC's)	c. 537 sq m	c. 5,780 sq ft
OVERALL TOTAL ACCOMMODATION	c. 1,129 sq m	c. 12,150 sq ft

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/uk/si/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.

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Unit 3



Unit 4



Unit 4



UNITS 3 & 4, HIGHGATE BUS PK, TRENCH RD, MALLUSK

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Unit 3



Unit 3



MCLAUGHLIN & HARVEY

DPD IRELAND

WHITEHOUSE ENGINEERING

MALLUSK CARPETS

MAGOWAN TYRES

UNITS 3 & 4

NEIGHBOURING OCCUPIERS

Highgate Business Park, Trench Road, Mallusk

LEASE DETAILS

RENT: Units 3 - £32,000 per annum
Units 4 - £30,000 per annum

TERM: Negotiable

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

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV: Unit 3 - £19,700 (Est. Rates Payable in accordance with LPS - £10,659)
Unit 4 - £19,100 (Est. Rates Payable in accordance with LPS - £10,335)

All prospective tenants should make their own enquiries to confirm the NAV / rates payable.



EPC



FURTHER INFORMATION

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.