



**Instinctive
Excellence
in Property.**

To Let

Excellent Warehouse Accommodation

Units 4 & 5 Grange Park &
Unit 14 Castleton Park
Trench Road
Mallusk
Co Antrim
BT36

WAREHOUSE



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Unit 14 Castleton Park
Trench Road
Mallusk

WAREHOUSE

Location

Grange Park offers an excellent strategic location at Mallusk only ¼ mile away from the Sandyknowes intersection of the M2 Motorway and approximately 8 miles from Belfast city centre. The excellent road and motorway infrastructure provides easy access to Belfast International and City Airports as well as the Ports of Larne and Belfast.

Occupiers already within the development include: -

Smurfit Corrugated Cases
Interactive Ireland Limited
CCEA
Johnston Prams
North Eastern Education & Library Board
Twinning Tea
Hotpoint/Indesit

Description

The development comprises warehouse accommodation built to a high standard to include solid concrete floors, electric roller shutter access, solid concrete block-work to approximately 2 m. and profile metal cladding on a portal frame structure.

Units 4 and 5 Grange Park have the benefit of internal offices.

Accommodation

We would detail the available accommodation, in accordance with the RICS Code of Measuring Practice Sixth Edition, all areas being approximate: -

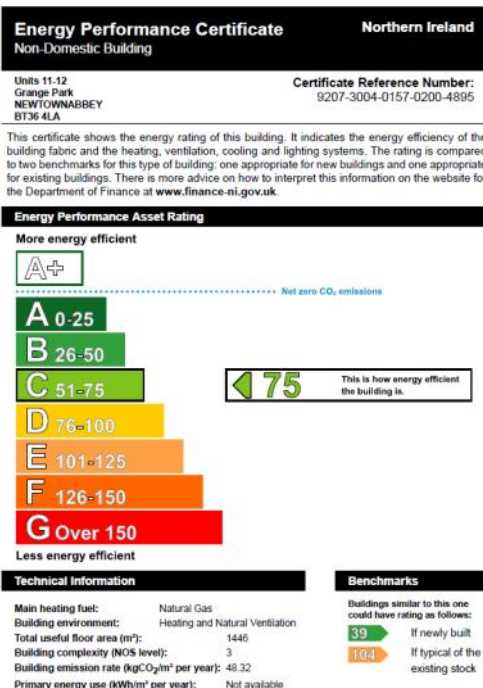
Warehouse measured on a Gross Internal Floor Area: -

Units 4 & 5	VACANT	Warehouse	19,031 sq.ft.	1,768 sq m
Unit 14	VACANT	Warehouse	11,553 sq.ft.	1,073 sq m

Lease Details

Term	:	10 years
Rent	:	£4.50 sq ft
Reviews	:	5 yearly
Repairs	:	Full repairing and insuring
Insurance	:	Tenant to repay a fair proportion of landlords insurance costs. Currently passing at £0.10 per sq.ft. p.a. subject to periodic change.
Service Charge	:	A service charge is levied to cover all landlords reasonable outgoings to include maintenance of common areas and management fees. Currently passing at £0.90 per sq.ft. p.a. subject to periodic change.

EPC



Rates

Unit 4 & 5 Grange Park : NAV £59,100
Rates Payable in 2019/2020 £34,831 approx.

Unit 14 Castleton Park : NAV £34,800
Rates Payable in 2019/2020 £20,509 approx.

Rate in the £ for 2019/2020 £0.58936.

VAT

All prices quoted are exclusive of, but may be liable to VAT.

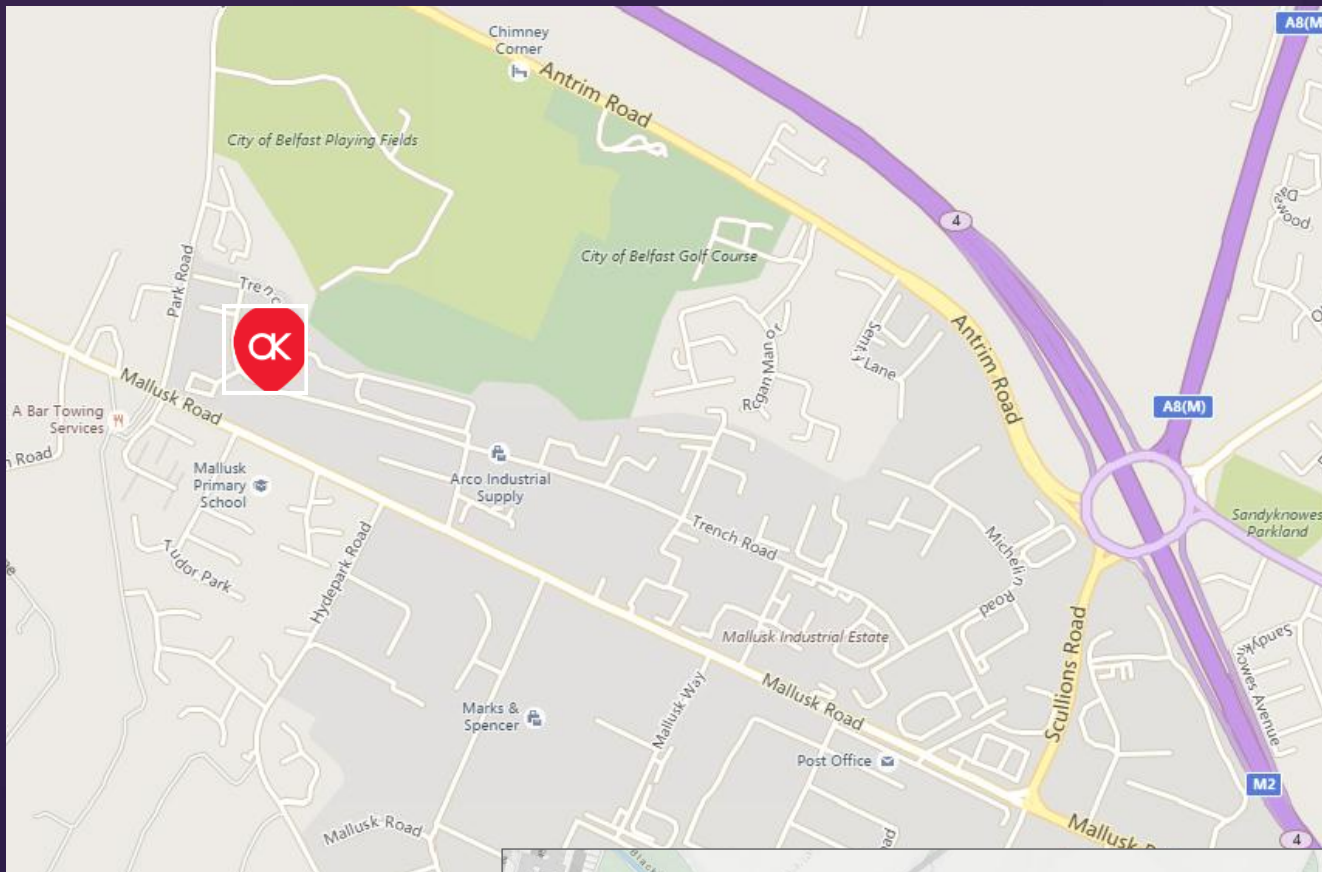
Unit 14 Castleton Park



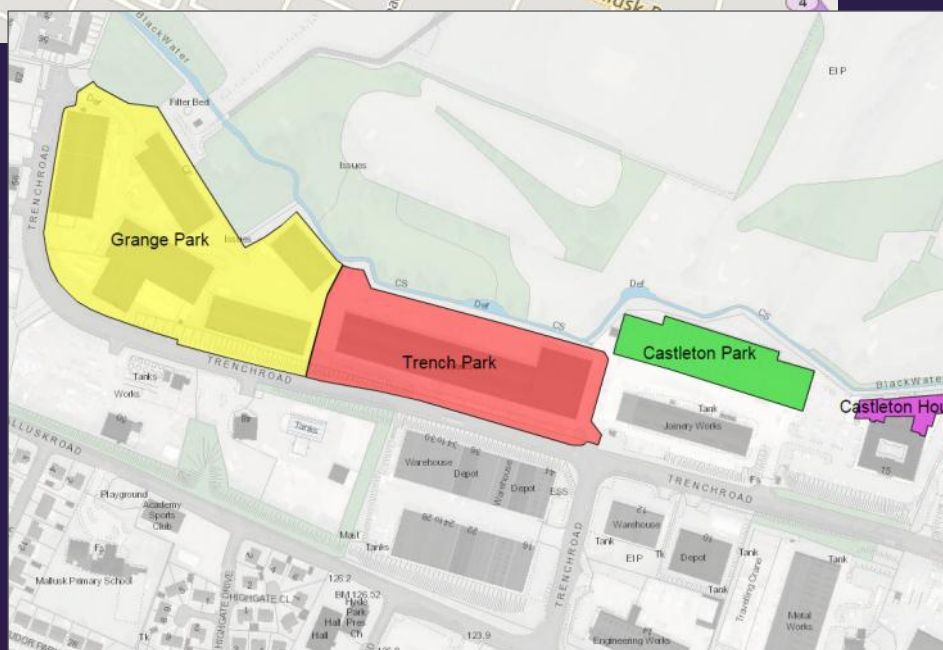
Internal, Units 4 & 5 Grange Park



Location Map



FOR INDICATIVE PURPOSES ONLY



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MISREPRESENTATION ACT 1967

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