



Instinctive
Excellence
in Property.

To Let

**Warehouse Accommodation
c. 23,776 sq ft (2,208.8 sq m)**

Unit 18
15 Trench Road
Mallusk
Newtownabbey
BT36 4TY

WAREHOUSE



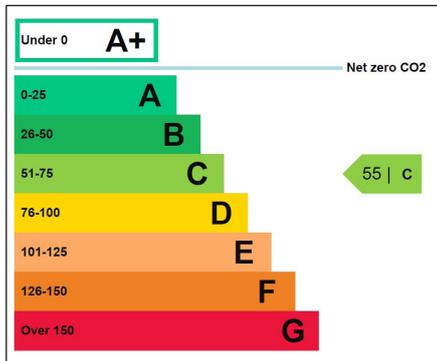
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WAREHOUSE

EPC



Location

This warehouse unit is situated in Castleton Park, Mallusk which is only ¼ of a mile from the Sandyknowes intersection of the M2 Motorway. The location is approximately 8 miles from Belfast city centre and benefits from excellent surrounding infrastructure. This provides easy access to Belfast City and International Airport as well as the ports of Belfast and Larne.

Other neighbouring commercial occupiers include; DAERA, Twining Tea, DPD, Johnston Prams, Coastways and McLaughlin & Harvey.

Description

The warehouse accommodation is finished to include; solid concrete floors, electric roller shutters, oil fired heating to warehouse, fire alarm and sprinkler systems.

The office space is fitted to include; carpeted floors, plastered and painted walls and LED lighting. The unit also benefits from kitchen/canteen and a disabled W/C.

The unit also has the advantage of a large communal yard space and parking, which services all the units in the park.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Warehouse	22,839	2,121.78
Office	937	87.04
TOTAL	23,776	2,208.8

Lease Details

Term: Negotiable
Rent: £4.00 per sq ft plus VAT
Insurance: Tenant to reimburse landlord
Service Charge: £0.35 per sq ft

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £78,300
Estimated Rates Payable: £42,366
Rate in the £ for 2023/2024: £0.541079

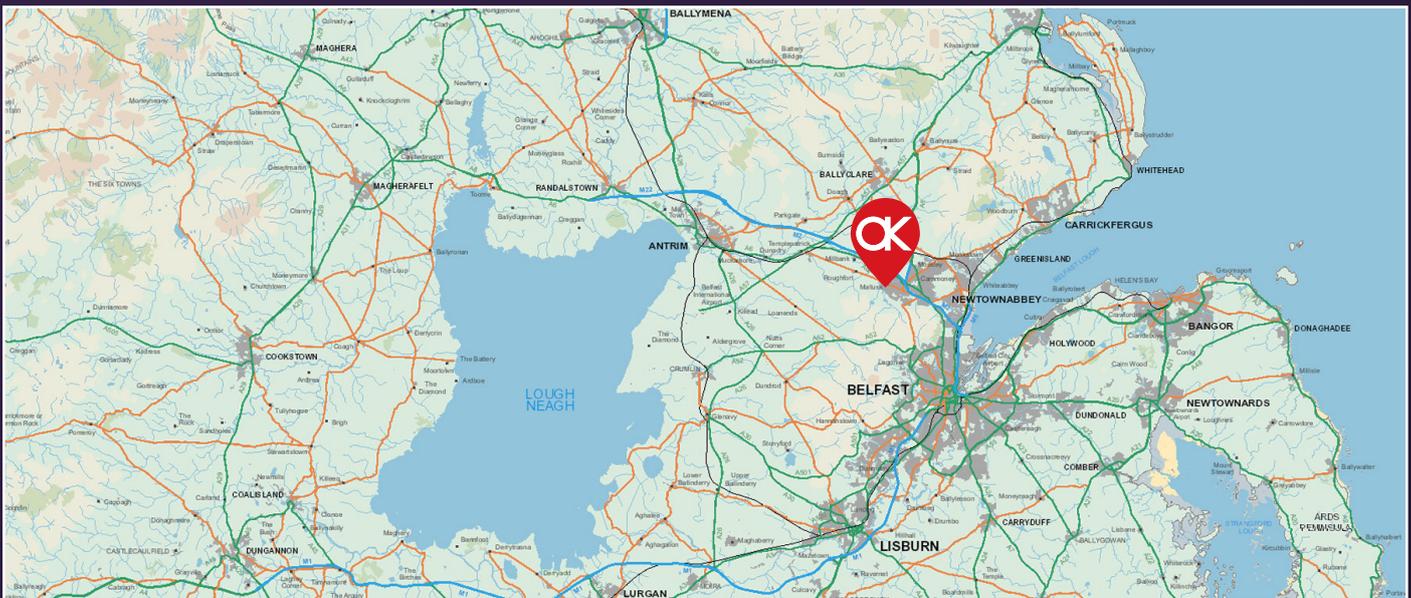
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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