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Large Detached House, On 11.3 acres with Industrial Space  
(7,240 sq. ft) and Office Block (2,780 sq. ft)

10 Browns Road,  
Templepatrick BT36 4RN

**FOR SALE**

## PROPERTY SUMMARY

- **Detached House .... 2,659 sq. ft**
- **Land..... 11.3 Acres**
- **Warehouse ..... 3,500 sq. ft**
- **Covered Storage.... 2,852 sq. ft**
- **Offices..... 2,780 sq. ft**
- **Yard ..... 0.6 acre**

## LOCATION

This property is situated in a prime location off the Antrim Road, Newtownabbey, adjacent to Apple-green. It is accessible to both Sandyknowes and the Templepatrick junctions of the M2.

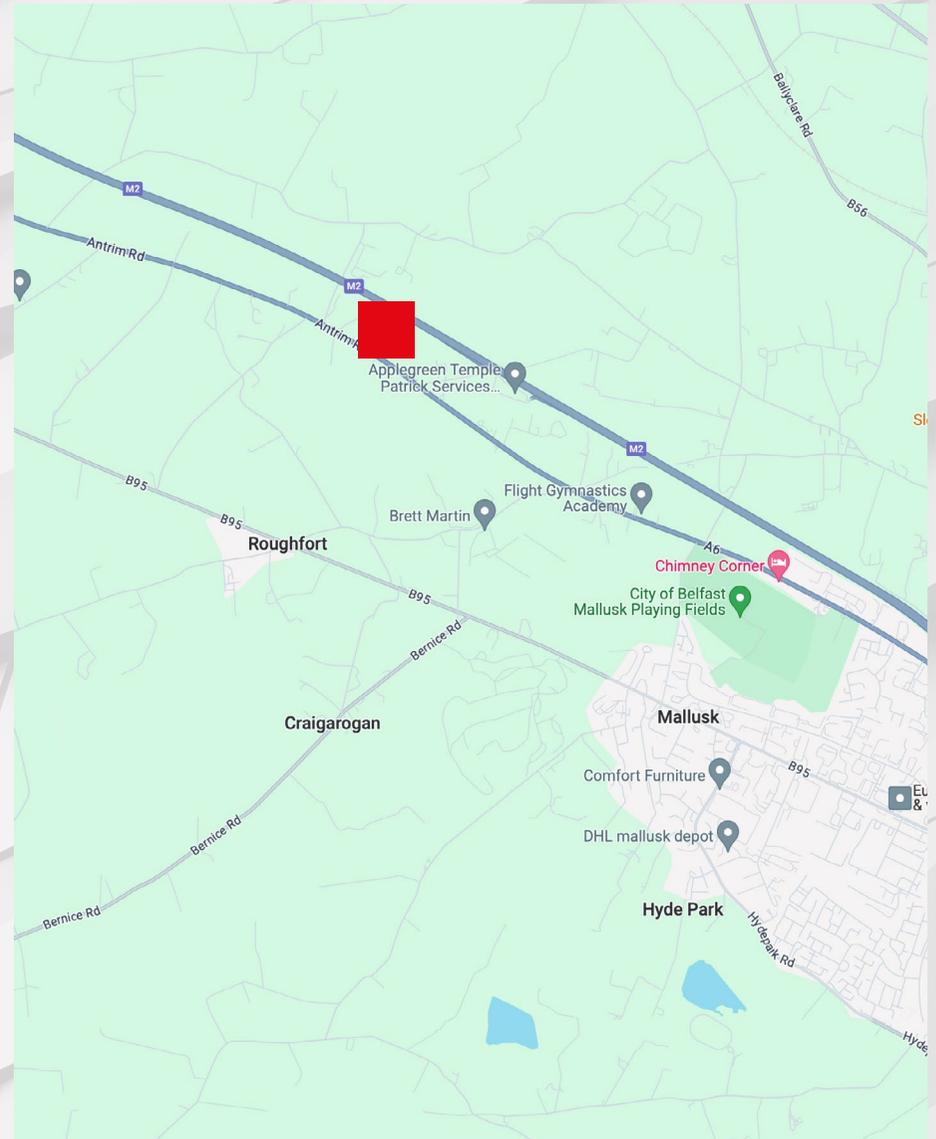
The distance from Mallusk to the property is less than two miles. Several local and UK occupiers, make Mallusk one of Northern Ireland's top industrial and warehousing destinations.

## DESCRIPTION

The Detached House, which is beautifully proportioned throughout, extends to approximately 2,659 Sq. Ft, with a great layout suitable for the vast majority of family requirements. Externally the property is positioned just off the M2 dual carriage way, with a gated entrance, sweeping driveway, and extends to 11.3 acres in total.

Uniquely this property has a well-appointed 2,780 sq. ft Office Block, 3,500 sq. ft Warehouse, 2,850 sq. ft Covered Shed, 0.6 Acre industrial Yard, a Car park with 17 parking spaces.

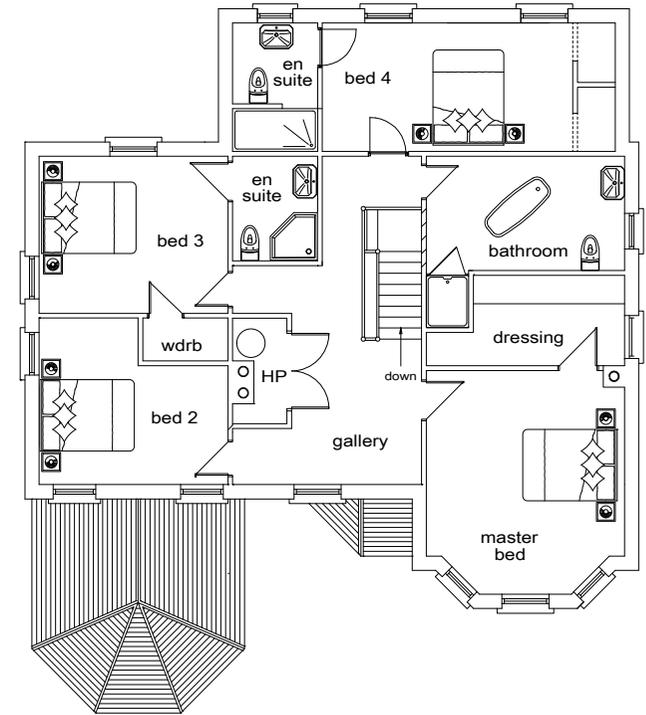
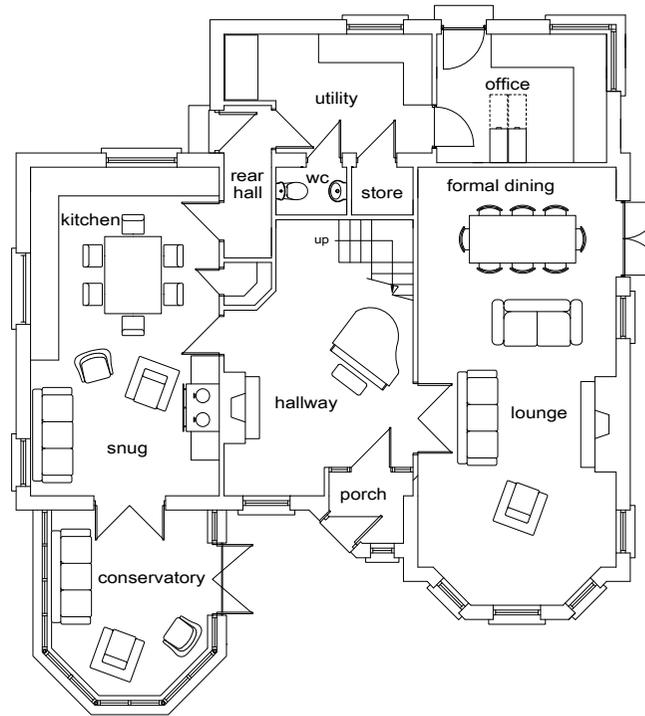
There are two separate driveways on this property; One that leads to the residence and the other to the warehouse/offices. The property has a well-established warehouse space for potential business use, modern offices, and a hard surface yard. There is also 8.8 acres of agricultural land, with obvious potential to extend the industrial premises, subject to planning.



## HOUSE FLOOR PLANS/MEASUREMENTS

(all measurements in sq. ft)

House	Sq Ft
<b>Ground Floor Plan</b>	<b>1,382</b>
Rear Hallway	34.44
Kitchen/Living	297.08
Conservatory	138.53
Porch	28.26
Utility	118.4
Office	101.72
Formal Dining/Lounge	413.66
<b>First Floor Plan</b>	<b>1,277</b>
Master Bed	212.48
Dressing Area	85.9
Bed 2	150.7
Bed 3	137.78
En suite	52.31
Bed 4	180.19
En Suite	52.31
Bathroom	108.5
<b>Total</b>	<b>2,659</b>



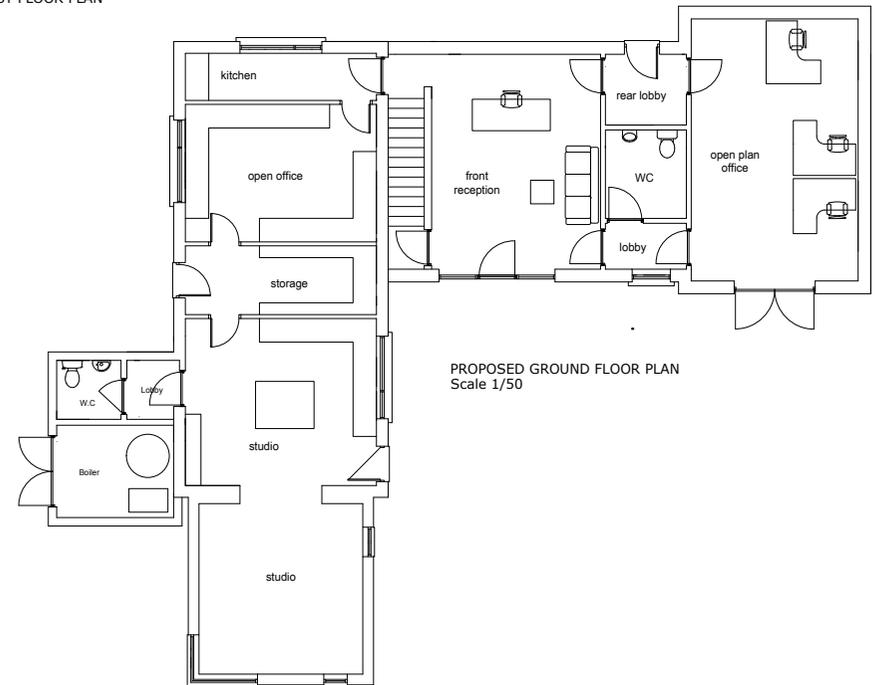
# HOUSE



## OFFICE, FLOOR PLANS / MEASUREMENTS

(all measurements in sq. ft)

<b>Offices Ground Floor</b>	<b>1,502</b>
Reception	254.46
Office 1	318.72
Office 2	175.77
Office 3	121.09
Studio	198.38
Studio	218.51
Kitchen	215.28
<b>Offices 1st Floor</b>	<b>1,278</b>
Board room	382.76
Open plan/ offices	575.44
Side offices	319.68
<b>Total</b>	<b>2,780</b>



# OFFICE



## INDUSTRIAL, FLOOR PLANS / MEASUREMENTS

(all measurements in sq. ft)

### Industrial

Warehouse	3,487.51
Open Shed	2,852.44
Out Buildings	592.01
Canteen	308.92
<b>Total</b>	<b>7,240</b>

### Yard/Land

Yard	0.6 acre
Car Park	0.1 acre, 17 spaces
Agricultural Land	8.8 Acres



# WAREHOUSE



## PRICE

£1,200,000 One Million and Two Hundred Thousand Pounds.

## RATEABLE VALUE

We are advised by LPS that the current Domestic NAV for the Dwelling is £280,000 and estimated rates are £2,450 for 2023-2024.

We are advised by LPS that the current Non-Domestic NAV for the Workshop/ Office is £14,650 and estimated rates are £7,927 for 2023-2024.

The total estimated rates for 2023 – 2024 for this property are £10,377.

## EPC

House - C- 69, Office - B - 35.

A certificate can be provided upon request.

## VAT

All prices are quoted exclusive of VAT which is chargeable.

## VIEWING AND FURTHER INFORMATION

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