

TO LET

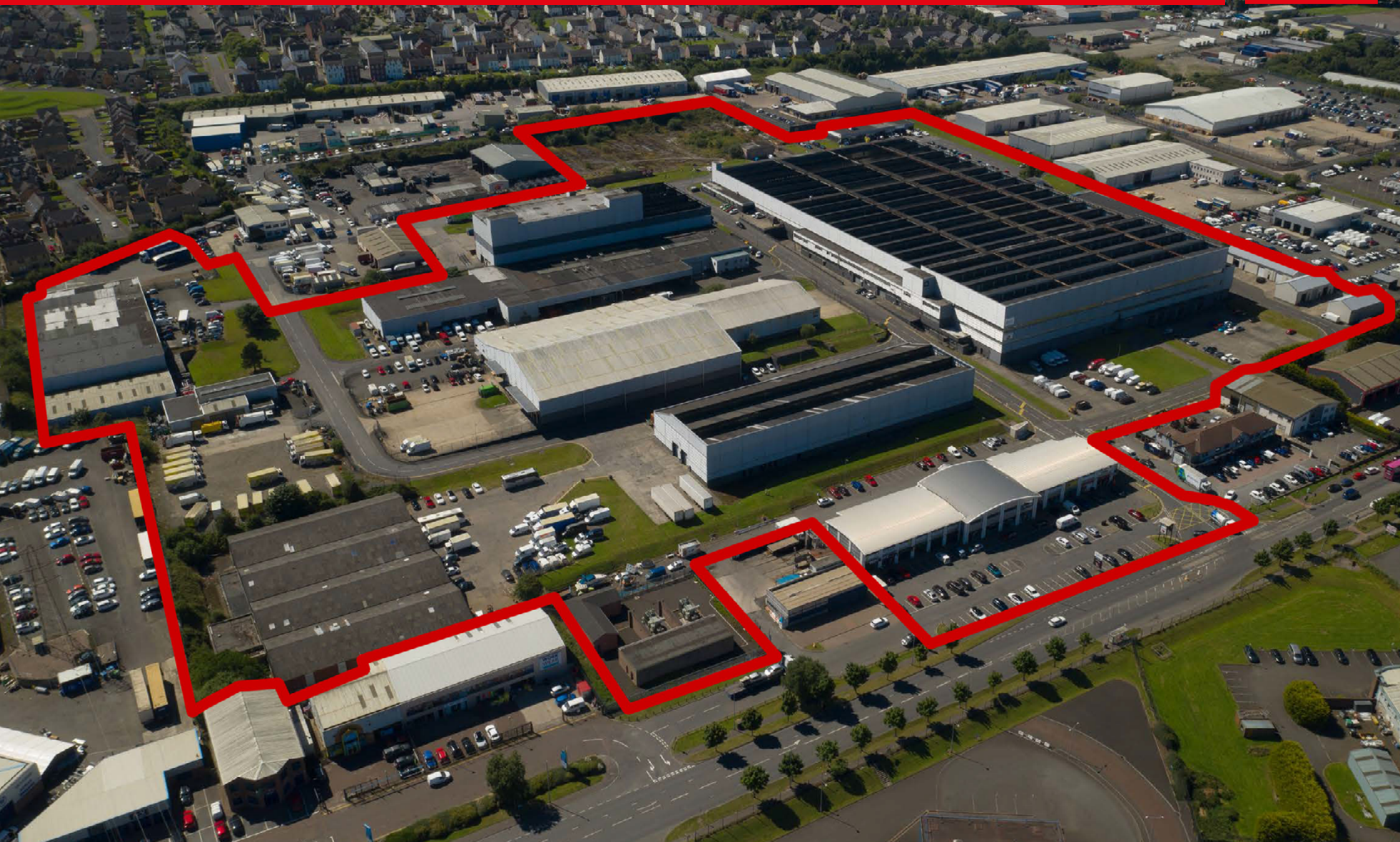
CENTRAL PARK, MALLUSK, BT36 4FS

INDUSTRIAL AND LOGISTICS PARK

STRATEGICALLY LOCATED BUSINESS ESTATE OFFERING QUALITY INDUSTRIAL, OFFICE AND RETAIL ACCOMMODATION

UNITS AVAILABLE FROM 550 SQ FT TO 130,000 SQ FT

Lisney



Features

- ◆ Prominently positioned in one of Northern Ireland's premier industrial locations
- ◆ Close proximity to motorway networks, major airports and Belfast ports
- ◆ Space available in a range of sizes and configurations from 550 sq ft to 130,000 sq ft

Location

Central Park occupies a prominent position on the Mallusk Road which provides direct access to the M2 motorway towards Belfast City Centre and both Belfast Airports as well as the ports at Belfast and Larne.

- ◆ 7 miles to Belfast Port
- ◆ 8 miles to Belfast City Centre
- ◆ 10 miles to Belfast City or International Airports
- ◆ 17 miles to Larne Port

Given it's strategic location, it is unsurprising that neighbouring occupiers to Central Park include Royal Mail, Diageo, Henderson Group, DPD and UPS.

Description

Central Park provides over 800,000 sq ft of built accommodation and is home to a number of major occupiers including RiverRidge Waste Management, STL Logistics and Harvey Norman.

Central Park offers a wide range of industrial, office and retail units in varying sizes as well as secure hardstanding which will fit the requirements of a large number of businesses. Tenants at the park also benefit from a 24 hour manned security presence.



Lease Details

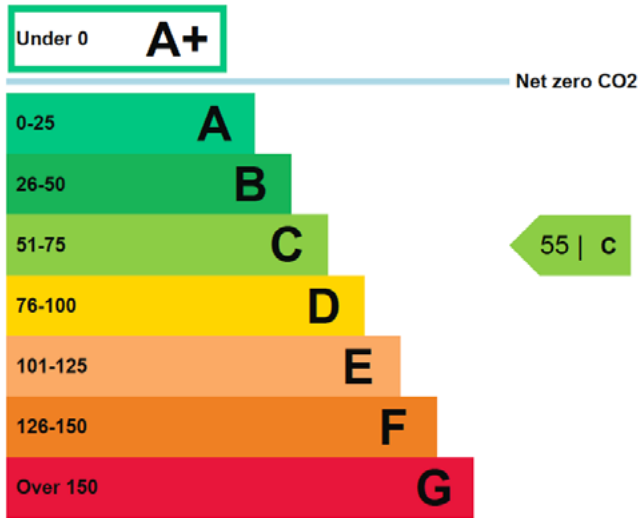
- Rent:** Please contact the agent
- Term:** By negotiation
- Repairs:** Tenants are responsible internal repairs and external repairs (by way of Service Charge)
- Service Charge:** A Service Charge will be levied to cover the cost of services such as security, estate management, maintenance of common areas etc.
- Insurance:** Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit

Availability Schedule

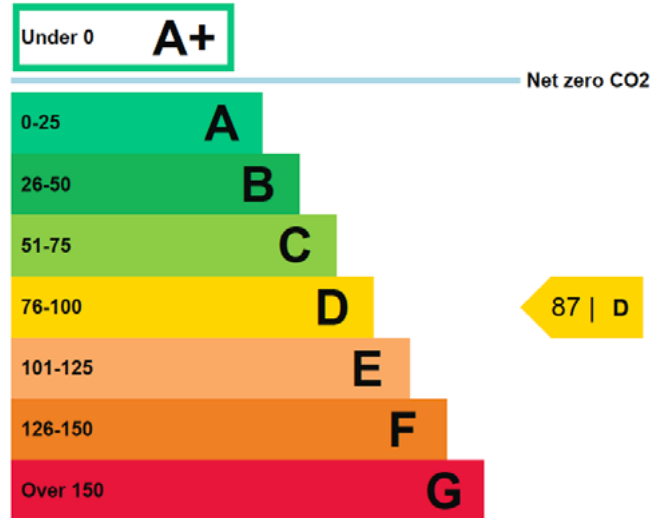
Building	Unit	Area (Sq. Ft.)	Comments
I	3	22,421	Warehouse space shared covered loading bay. Circa 4.5m eaves
I	4	19,961	Warehouse space shared covered loading bay.
I	10	6,660	Warehouse space shared covered loading bay.
I	IIA	4,391	Warehouse space shared covered loading bay.
10	3	1,465	3 Ground floor office Carpetted floors Suspended ceiling Painted walls Kitchen facilities



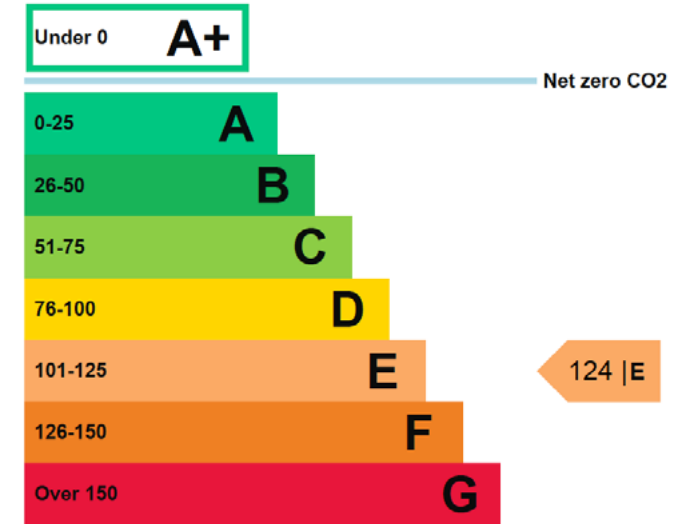
EPC'S



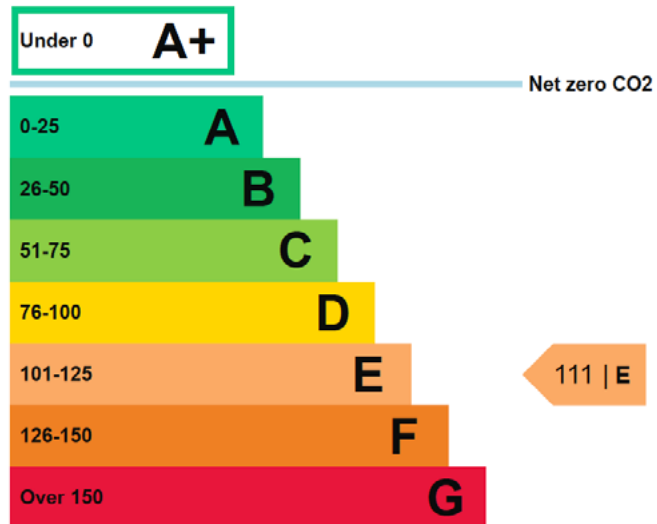
BUILDING 1 LEVEL 2



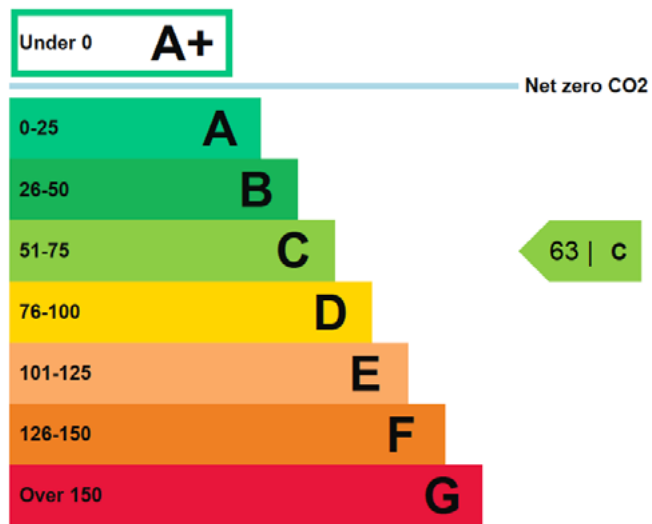
BUILDING 1 LEVEL 3 UNIT 10



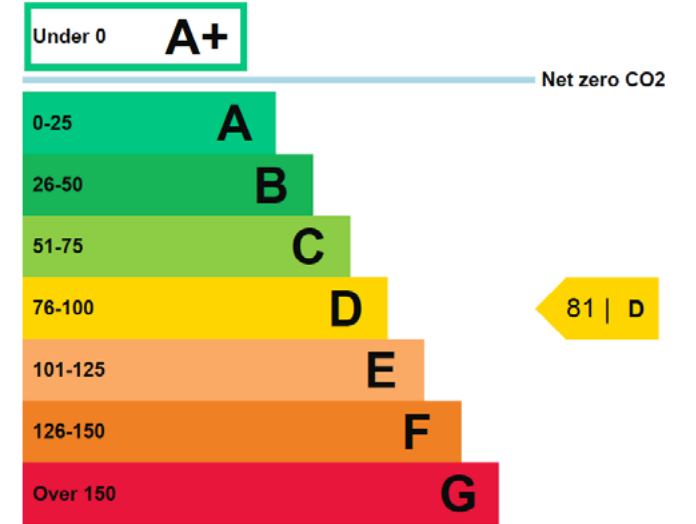
BUILDING 9 UNIT 2



BUILDING 9 UNIT 5



BUILDING 10 UNIT 3



BUILDING 10 UNIT 14B



Viewing Details/Further Information

For further information or to arrange a viewing, please contact:

Jonathan Haughey

028 9050 1540 / 07718 571 498

jhaughey@lisney.com

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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

Rates

Please contact the agent for further information

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent.

Further information is available at www.lisney.com

