

TO LET

Unit 3, Building 1, Central Park, Mallusk, BT36 4FS

EXCELLENT WAREHOUSE ACCOMMODATION CIRCA 22,421 SQ. FT.

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Prominently positioned in one of Northern Ireland's premier industrial locations

Close proximity to motorway networks, major airports and Belfast ports

Warehouse accommodation c. 22,421 sq ft

C. 4.5m eaves

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

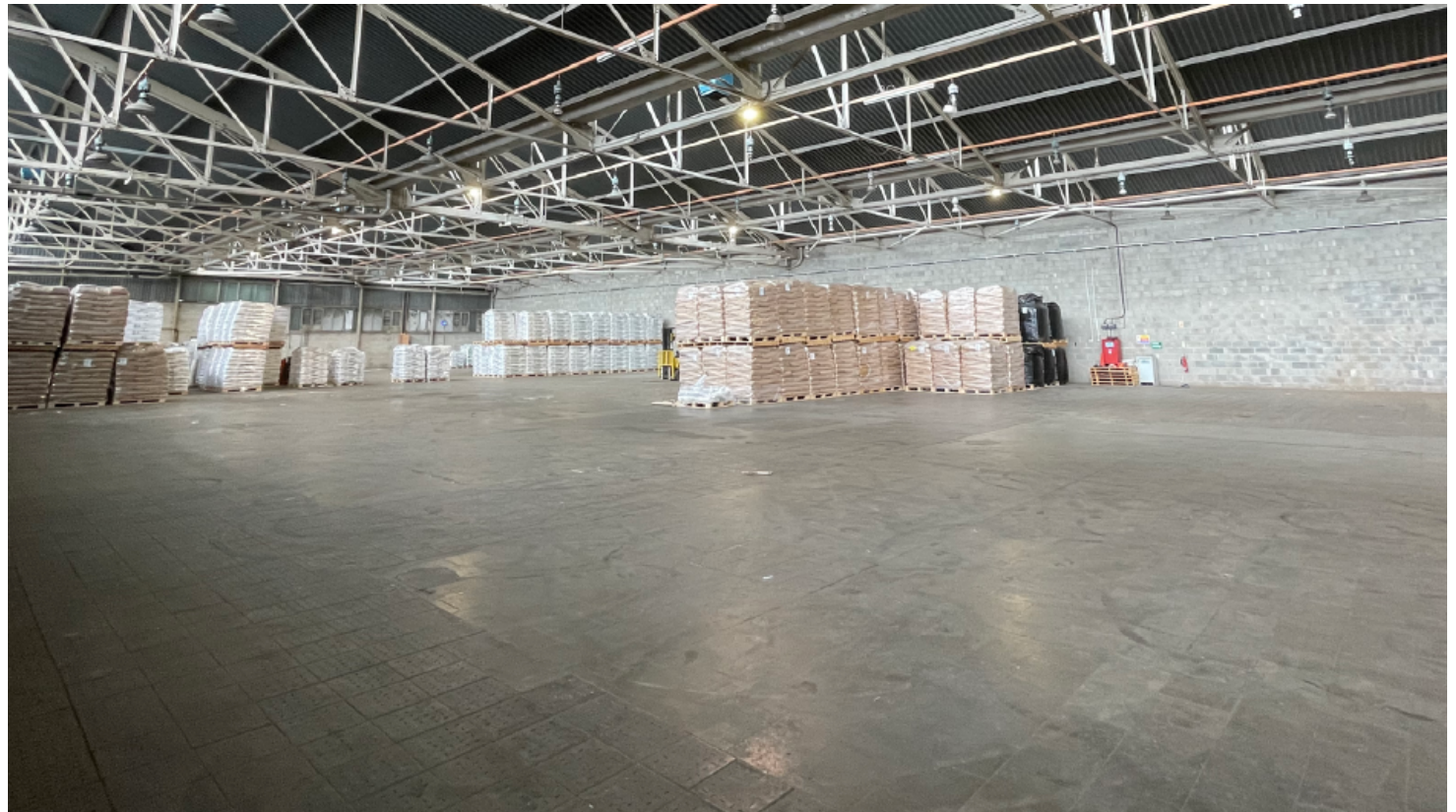
Given it's strategic location, it is unsurprising that neighbouring occupiers to Central Park include Royal Mail, Diageo, Henderson Group, DPD and UPS.

DESCRIPTION

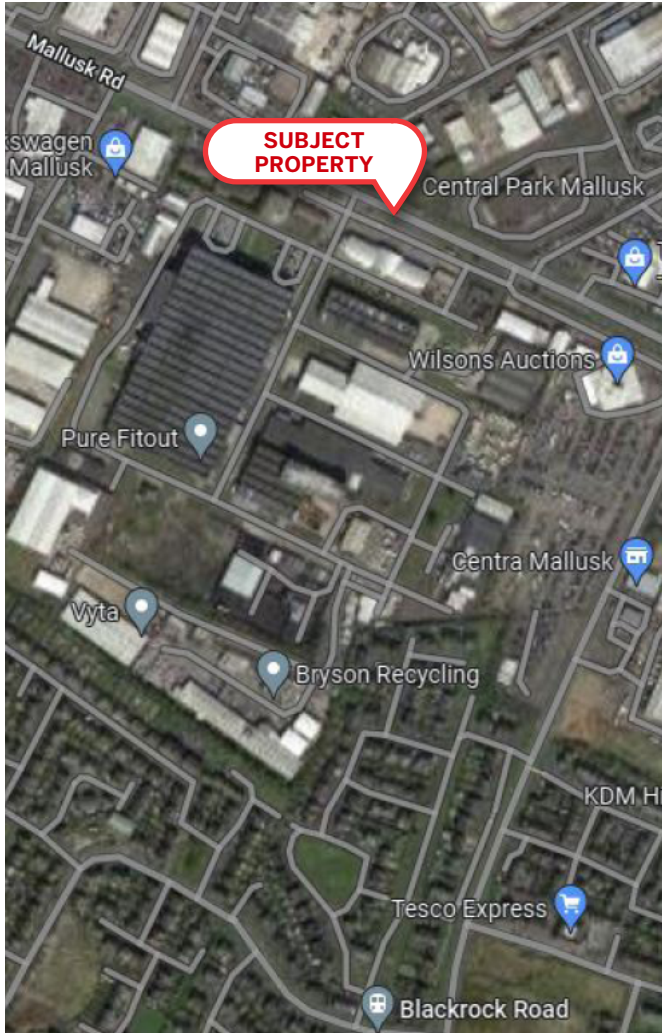
Central Park provides over 800,000 sq ft of built accommodation and is home to a number of major occupiers including RiverRidge Waste Management, STL Logistics and Harvey Norman.

The subject property is located within Building 1 and provides warehouse accommodation extending to 22,421 sq ft. The unit benefits from circa 4.5m eaves and a roller shutter door which opens onto a covered loading bay.

Tenants at the park also benefit from a 24 hour manned security presence.



LOCATION

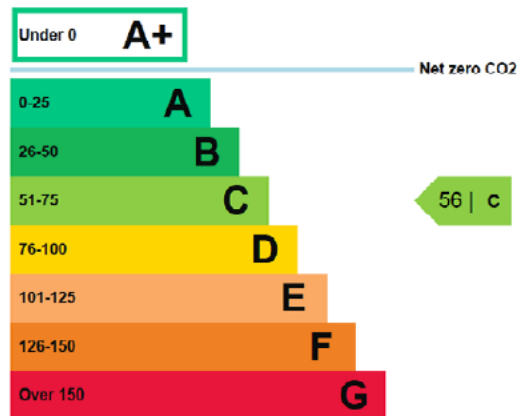


LEASE DETAILS

Rent:	£100,000 per annum, exclusive
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.

EPC

The property has an Energy Efficiency rating of C56. The full Certificate can be made available upon request



RATES

NAV:	£37,900
Rates Poundage:	0.541079
Rates Payable (23/24):	£20,505.89

VAT

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

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.

Lisney

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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

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