

TO LET

Unit 3, Building 10, Central Park, Mallusk, BT36 4FS
PROMINENT GROUND FLOOR COMMERCIAL UNIT

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Suitable for a wide range of uses (STPP)

Carpeted floors, painted walls and suspended ceilings

Kitchen facilities

Generous on-site car parking

LOCATION

The subject property is located in Mallusk, Newtownabbey. Mallusk is one of Northern Ireland's premier industrial locations due to its excellent links to two major ports, airports and its direct access to the M2 motorway.

Central Park Mallusk is located just 7 miles to Belfast Port, 8.5 miles to Belfast City Centre, 10 miles to Belfast City or International Airports and 17 miles to Larne Port.

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. Externally, the property benefits from generous parking spaces, direct links to the M2 motorway and frontage to the Mallusk Road.

The subject comprises a double fronted commercial unit in a prominent location which is visible from the Mallusk Road. Internally the unit is configured as an open plan office/showroom with ancillary private offices and kitchen facilities. The property is fitted out to a good standard to include carpeted or vinyl flooring throughout, painted walls and suspended ceilings.

Access to the unit comes from the front with generous parking to the front for the public and to the rear for staff.

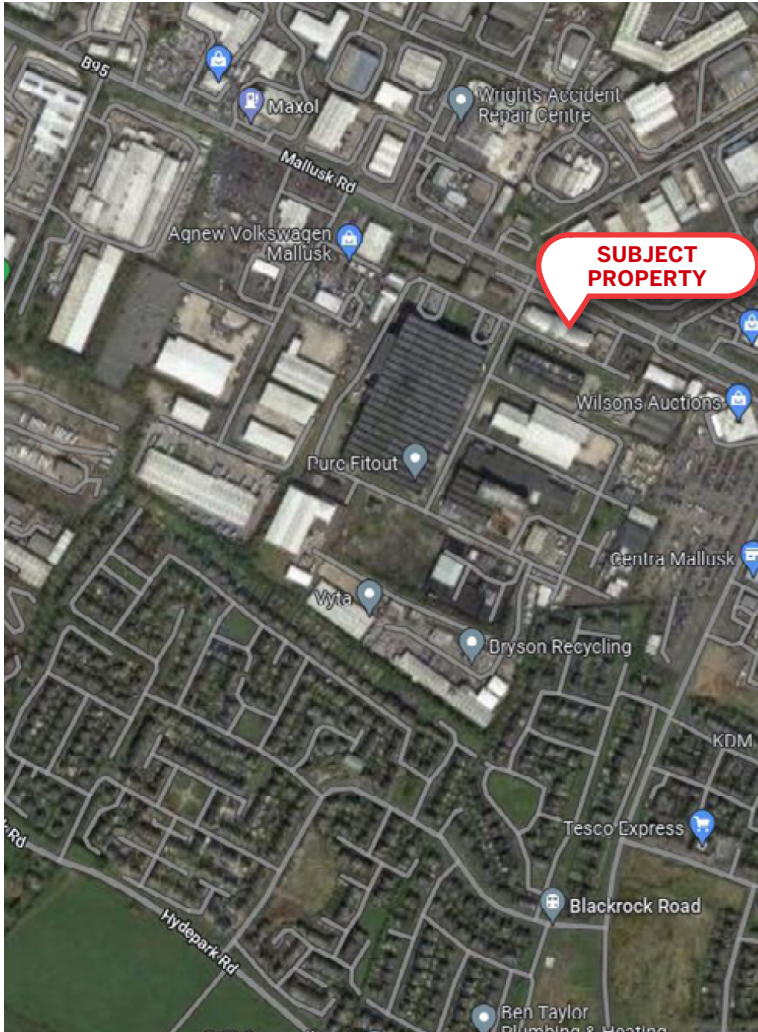
ACCOMMODATION

Floor	Net Internal Area (Sq. M.)	Net Internal Area (Sq. Ft.)
Ground Floor	137.69	1,465
Total	137.69	1,465



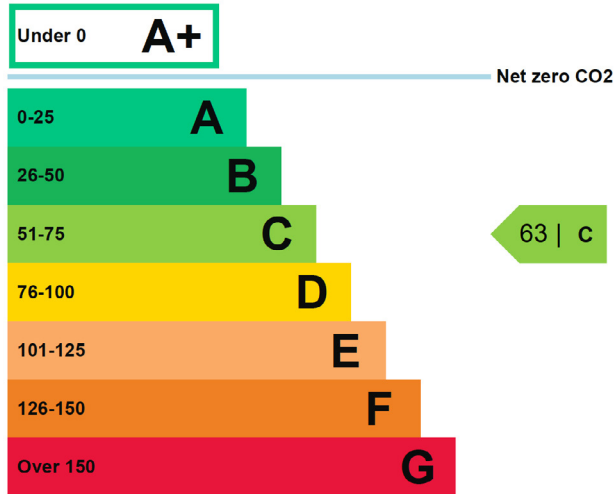


LOCATION



EPC

The property has an energy rating of C 63.



SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, and upkeep of common areas.

INSURANCE

Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit.

PRICE

£18,500 p.a.

TERM

By Negotiation.

RATES PAYABLE

NAV	£16,400
Rates in the £ 2023/24	0.541079
Rates payable approximately	£8,873.70

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Lisney

COMMERCIAL REAL ESTATE

For further information:

Jonathan Haughey: 028 9050 1540 / 07718 571 498

jhaughey@lisney-belfast.com

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

3rd Floor, Montgomery House,
29-33 Montgomery St., Belfast, BT1 4NX
Tel: 028 90 501 501

Email: property@lisney-belfast.com

lisney.com   

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

