

TO LET

Unit 11, Building 1, Central Park, Mallusk, BT36 4FS

EXCELLENT WAREHOUSE ACCOMMODATION CIRCA 8,876 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. 8,876 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.

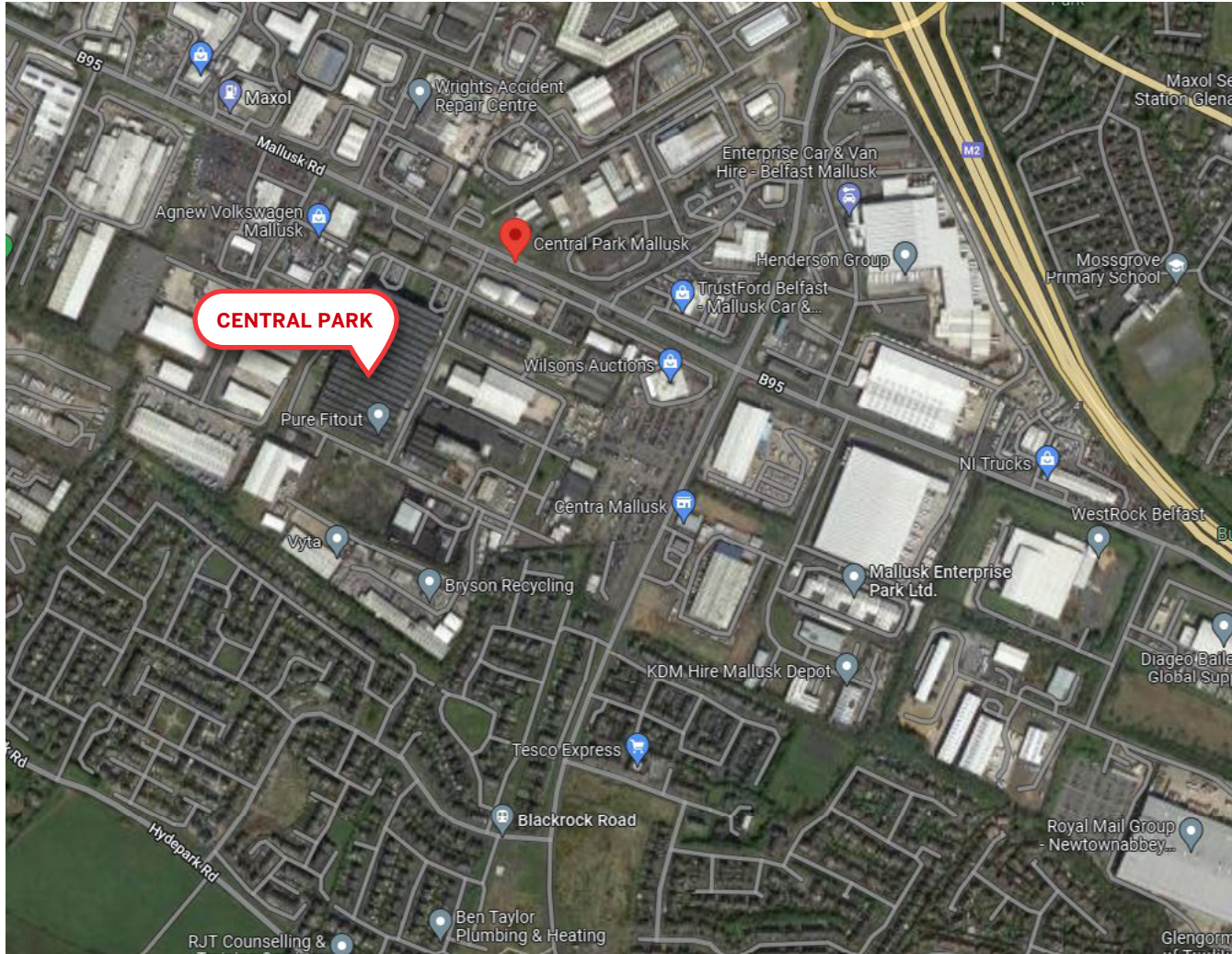
The subject property is located within Building 1 and provides warehouse accommodation extending to 8,876 sq ft. The unit benefits from eaves approximately 4.5m and 2 no. roller shutter access door.

The unit also provides an ancillary office space for the tenant to use. Tenants at the park also benefit from a 24 hour manned security presence.





LOCATION

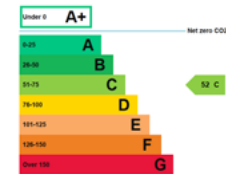


LEASE DETAILS

Rent:	£40,000 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 C52. The full Certificate can be made available upon request.



RATES

NAV:	£20,000
Rates Poundage 23/24:	£0. 541079
Rates Payable 23/24:	£10,822 per annum

VAT

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

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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   

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