

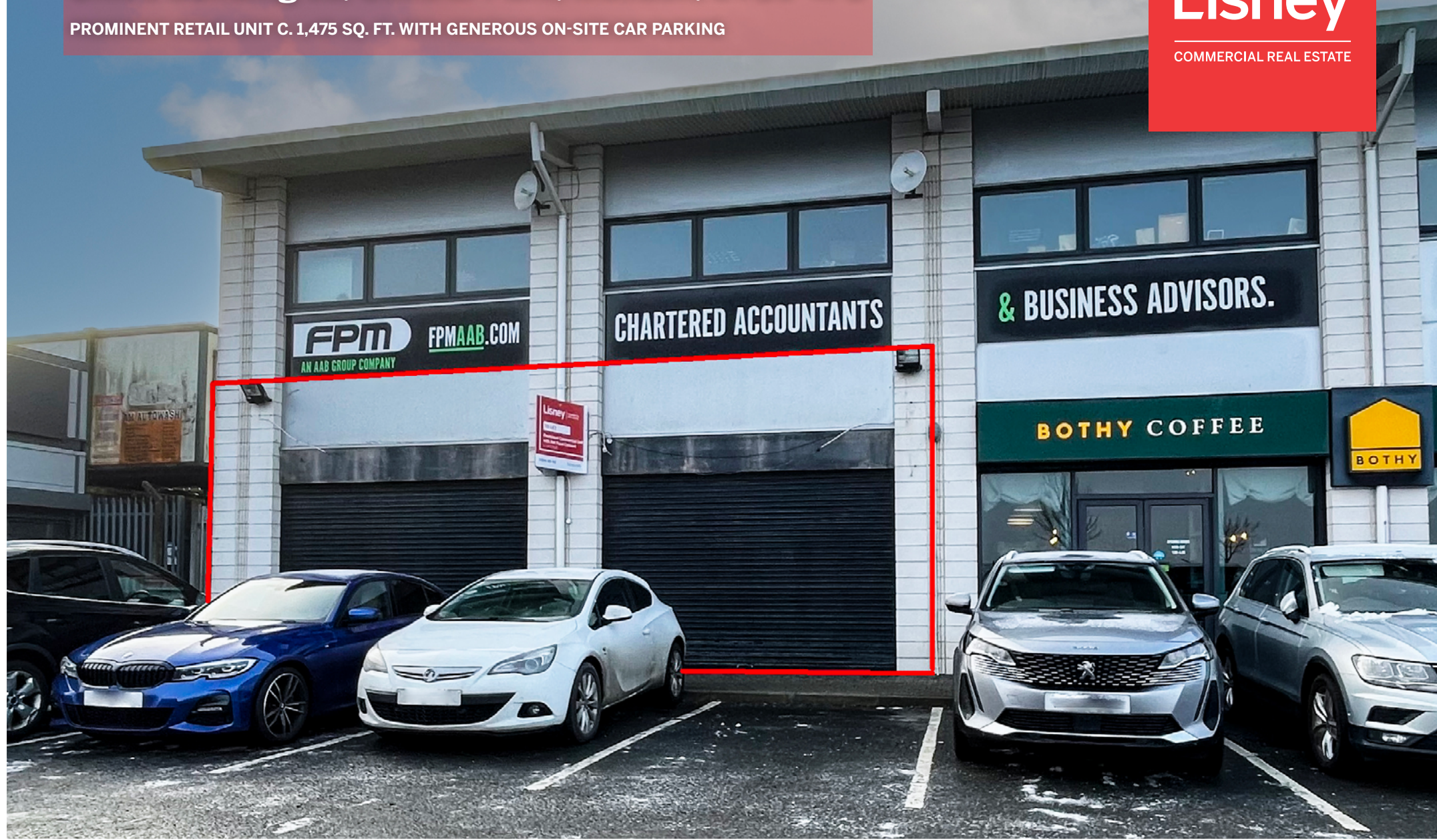
TO LET

Unit 1 Building 10, Central Park, Mallusk, BT36 4FS

PROMINENT RETAIL UNIT C. 1,475 SQ. FT. WITH GENEROUS ON-SITE CAR PARKING

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Prime location with frontage to the Mallusk Road

Comprising 1,475sqft of commercial space.

Generous on-site parking to the front and rear.

Close proximity to the M2 to provide strong road network

Benefits from hot food consent

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.

The subject comprises a double-fronted commercial unit in a prominent location which is visible from the Mallusk Road.

Internally the unit comprises a former hot food takeaway, however, would be suitable for a variety of office, retail and other commercial uses given its openplan layout.

The property is fitted out to a good standard to include tiled or vinyl flooring throughout, painted walls and fluorescent lighting. The subject also benefits from hot food consent.

Externally, the property fronts a large customer car park with numerous shared spaces, direct links to the M2 motorway and frontage to the Mallusk Road.

ACCOMMODATION

The areas below are approximate areas.

| Level | Net Internal Area (Sq M) | Net Internal Area (Sq Ft) |
|--------------|--------------------------|---------------------------|
| Ground Floor | 137.03 | 1,475 |
| Total | 137.03 | 1,475 |



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.

BUILDINGS INSURANCE

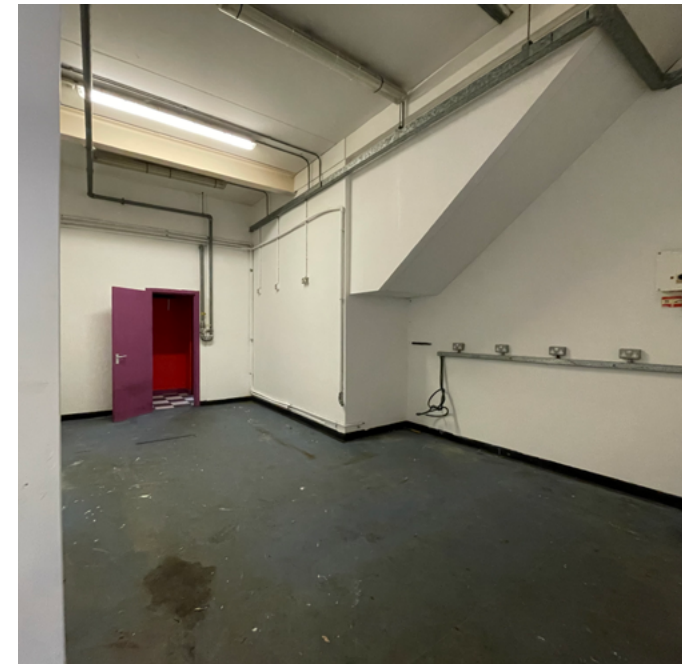
The tenant is to reimburse the landlord in respect of a fair portion of the buildings insurance premium.

RENT

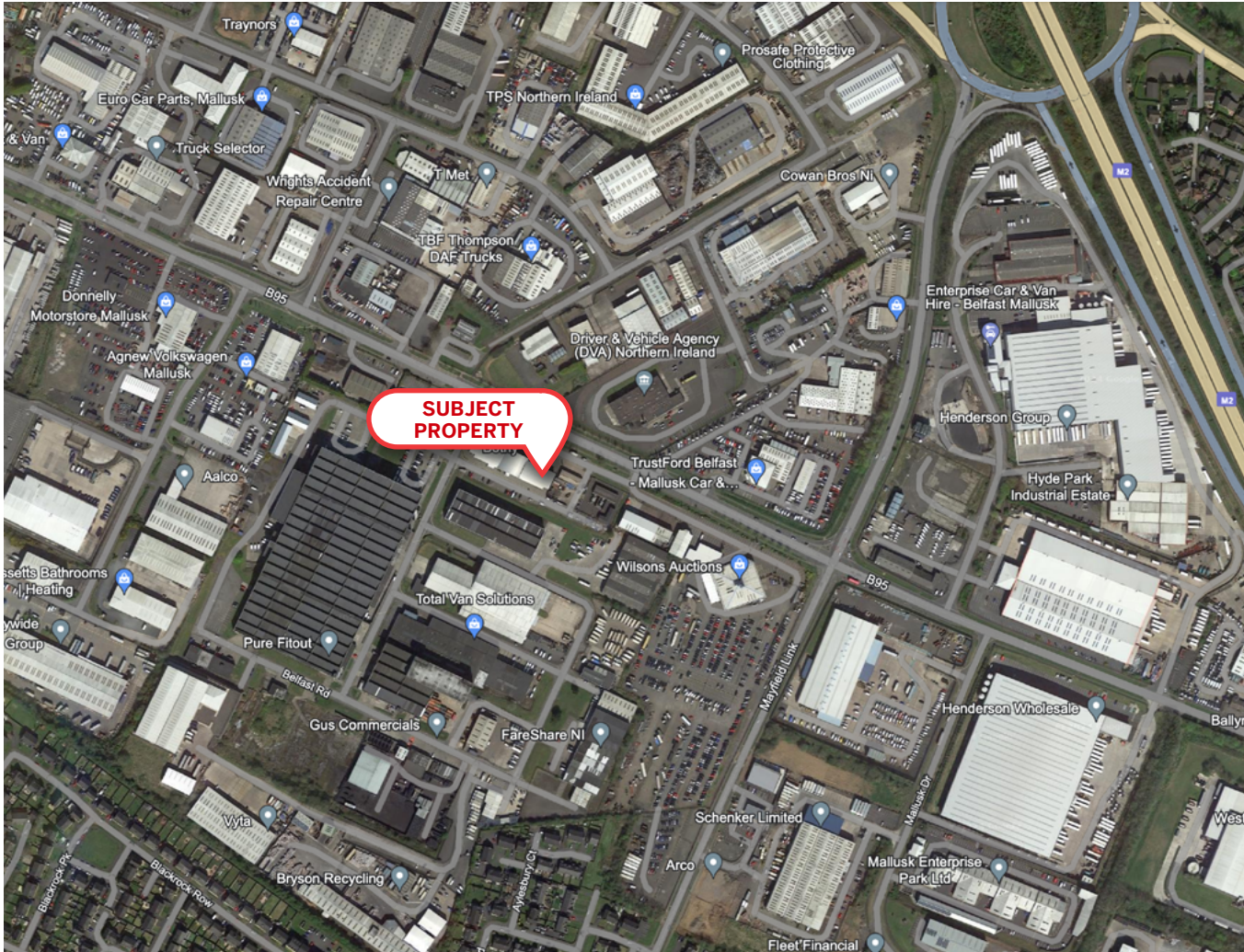
£18,500 per annum exclusive.

TERM

Negotiable.

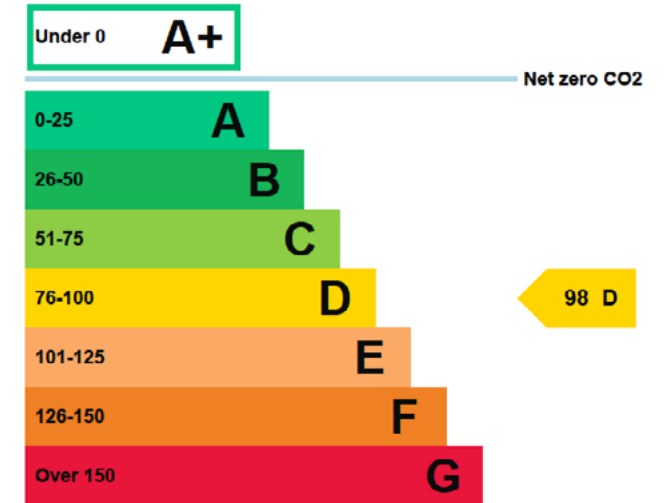


LOCATION



EPC

The property has an energy rating of D 98.



RATES PAYABLE

| | |
|-----------------------|--------------------------|
| NAV | £ 16,300.00 |
| Rate in the £ 2023/24 | 0.541079 |
| Rates payable | £ 8,819.59 approximately |

VAT

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

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For further information:

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Viewing Strictly by appointment with the sole agent Lisney.

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