

**TO LET**

**Unit 9, Building 15, Central Park, Mallusk, BT36 4FS**

**WAREHOUSE ACCOMMODATION WITH ANCILLARY OFFICE SPACE APPROX. 1,455 SQ FT**

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

## FEATURES

Excellent warehouse accommodation with ancillary office space approx. 1,455 sq ft

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

Close proximity to motorway networks, major airports and Belfast ports

Circa 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 1,455 sq ft, including ancillary office space. The warehouse space benefits from circa 5m eaves, a roller shutter door and three phase power. The office element is fitted out to a good standard to include carpeting floors, suspended ceilings and LED lighting.

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



## ACCOMMODATION

The areas below are approximate areas.

| Floor                  | Sq M          | Sq Ft        |
|------------------------|---------------|--------------|
| Ground Floor Warehouse | 78.58         | 845          |
| First Floor Office     | 56.71         | 610          |
| <b>Total</b>           | <b>135.29</b> | <b>1,455</b> |

## SERVICE CHARGE

£522.25 per annum, exclusive.

## RATES PAYABLE

|                         |           |
|-------------------------|-----------|
| NAV:                    | £5,150    |
| Rates Poundage 2023/24: | 0.541079  |
| Rates Payable:          | £2,786.56 |

## LEASE DETAILS

|            |   |
|------------|---|
| Rent:      | £10,000 per annum, exclusive  |
| Term:      | By negotiation  |
| Repairs:   | Tenants are responsible internal repairs and external repairs (by way of Service Charge).                       |
| Insurance: | Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit. |



## LOCATION

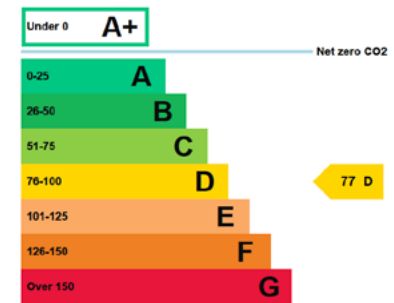


## VAT

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

## EPC

The property has an Energy Efficiency rating of D77. The full Certificate can be made available upon request.



## 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/ukxi/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.

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### For further information:

**Jonathan Haughey: 028 9050 1540 / 07718 571 498**

[jhaughey@lisney-belfast.com](mailto:jhaughey@lisney-belfast.com)

Viewing Strictly by appointment with the sole selling/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](mailto:property@lisney-belfast.com)**

[lisney.com](https://www.lisney.com)   

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