

**TO LET**

## 7b Enterprise Way, Mallusk, Newtownabbey BT36 4EW

MODERN HIGH SPECIFICATION WAREHOUSE EXTENDING TO APPROXIMATELY 20,214 SQFT

**Lisney**

COMMERCIAL REAL ESTATE





## FEATURES

Unit extends to approximately  
20,214 sqft

Eaves height of 9.3 metres

Large concrete yard

4no. roller shutters

2no. gantry cranes with a lifting  
capacity of 10 tonnes each and  
a hook height of c.7 metres

## LOCATION

The subject is located on Enterprise Way, forming part of a modern industrial estate accessed from Mallusk Road.

Mallusk is widely regarded as one of Northern Ireland's prime industrial and logistics locations, predominantly due to its excellent transport links, with close proximity to the M2 motorway providing direct access to Belfast (8 miles) and the wider motorway network. Mallusk is also convenient for Belfast International Airport (10 miles), Belfast City Airport (9 miles), Belfast Port (7 miles) and Larne Port (15 miles).

Major occupiers in the vicinity include Henderson Group, Royal Mail, Orona Lifts, BT, Diageo and DFS.

## DESCRIPTION

The warehouse is constructed around a steel portal frame with blockwork walls to 8ft and profile metal cladding to eaves height.

The pitched roof is also clad in profile metal sheeting, with translucent roof lights and high level LED lighting throughout.

The unit benefits from the following features:

- Solid concrete floor
- Eaves height of 9.3m to the haunch of the steel frame
- 4no. roller shutter doors
- 2no. gantry cranes with a lifting capacity of 10 tonnes, each with a hook height of c.7m
- 33 Kva power supply
- Small office and stores
- Large concrete yard
- Shared use of a weighbridge



Property outline for indicative purposes only

## ACCOMMODATION

Room	sqm	sqft
Industrial Warehouse	1,877.95	20,214

## RATES PAYABLE

NAV:	£83,500
Rates Pounding 2024/25:	0.565328
Rates Payable:	£47,204.89

## LEASE DETAILS

### Rent

£135,000 per annum, exclusive.

### Term

By negotiation.

### Repairs

Fully repairing and insuring.

### Service Charge

A small service charge may be levied to cover any communal costs.

### Insurance

The tenant will reimburse the landlord with a fair proportion of the annual insurance premium.





## LOCATION



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## VAT

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

## EPC

The property has an Energy Efficiency rating of C65. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	
<i>Net zero CO<sub>2</sub> emissions</i>		
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	
		65 C

## CUSTOMER DUE DILIGENCE

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REF 24207

# Lisney

COMMERCIAL REAL ESTATE

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Viewing strictly by appointment with the sole letting agent Lisney

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