



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



ACCOMMODATION

Room	sqm	sqft
Industrial Warehouse	1,877.95	20,214

RATES PAYABLE

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.



Lisney Commercial Real Estate 7b Enterprise Way

LOCATION

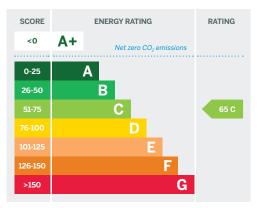


VAT

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

EPC

The property has an Energy Efficiency rating of C65. 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/uksi/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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Viewing strictly by appointment with the sole letting agent Lisney

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