

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
- 11KV 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 Poundage 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



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

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/uksl/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.

REF 24207

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For further information:

Jonathan Haughey: 028 9050 1540 / 07718 571 498
jhaughey@lisney-belfast.com

Andrew Gawley: 028 9050 1501 / 07917 007 522
agawley@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 9050 1501
Email: property@lisney-belfast.com

lisney.com   

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