



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



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

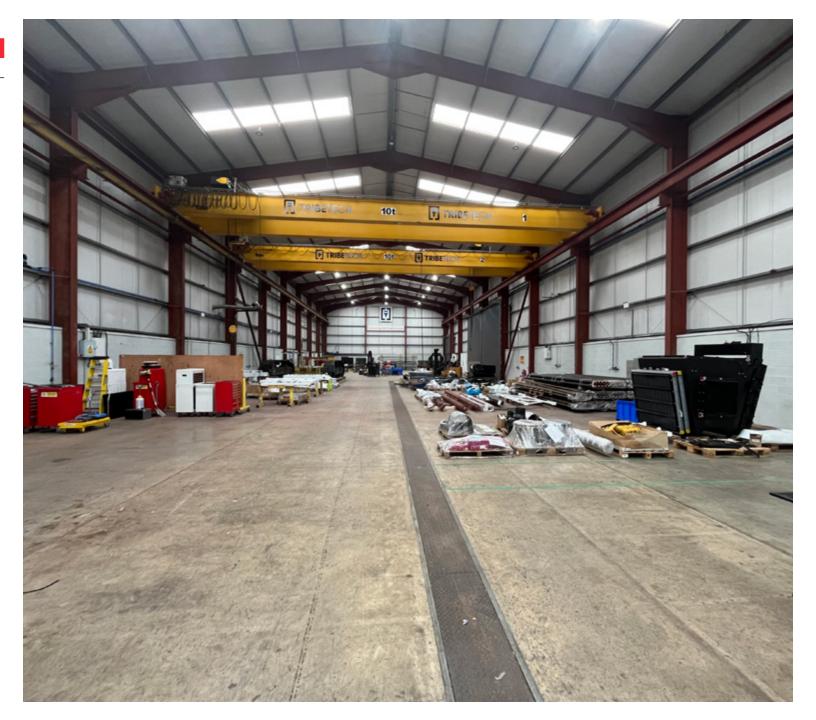
Fully repairing and insuring.

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

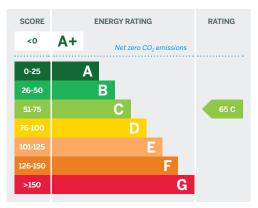


VAT

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.



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







The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.