

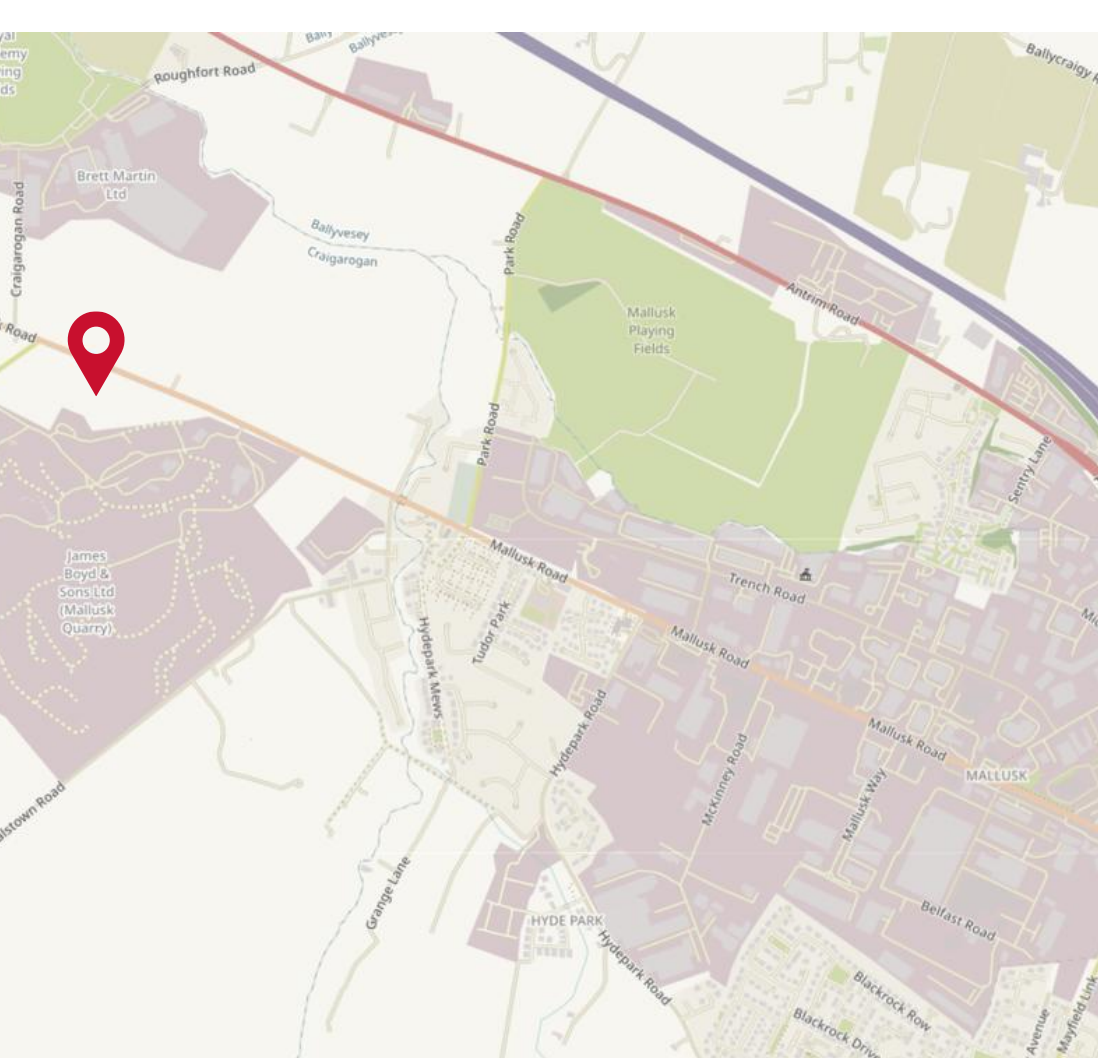
TO LET

**Lambert
Smith
Hampton**



**170 Mallusk Road, Newtownabbey,
BT36 4QN**

Showroom with Offices and Workshop extending to
approximately 5,022 sq. ft. on a site of 1.15 Acres



LOCATION

The property is located at 170 Mallusk Road, Newtownabbey occupies a highly accessible and well-established position within one of Northern Ireland's premier commercial and industrial hubs. Mallusk is widely recognised as a strategic business location, situated approximately 7 miles north of Belfast City Centre and benefiting from immediate proximity to the M2 motorway network, providing excellent connectivity to Belfast, the wider Greater Belfast area, and key routes across the province.

The area is home to a diverse mix of established local businesses and national operators, making it a sought-after location for occupiers seeking strong infrastructure and a thriving commercial environment. Mallusk Road itself is a principal arterial route within the estate, ensuring high levels of visibility and ease of access for both staff and logistics. Public transport links are available nearby, while Belfast International Airport is within convenient driving distance, enhancing the location's appeal for businesses with regional or international connections.

Overall, the property benefits from a strategic and well-connected setting within a proven and popular business location, ideally suited to a wide range of commercial uses.



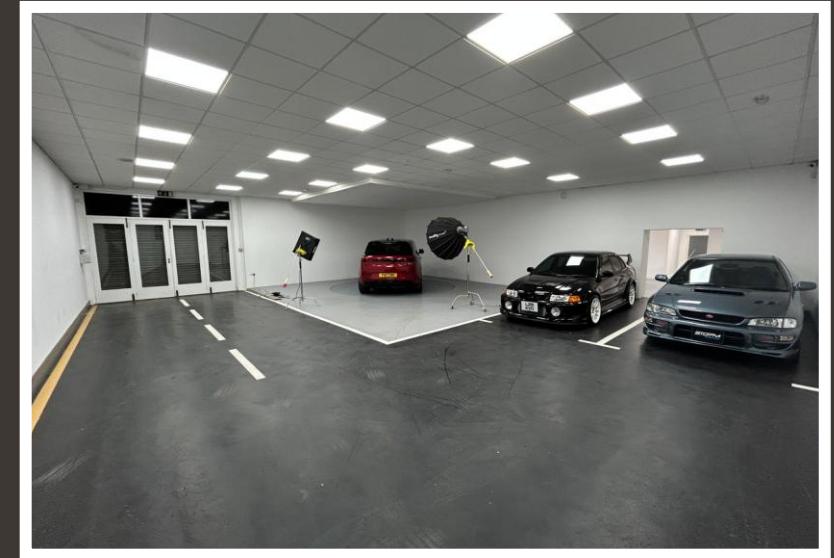
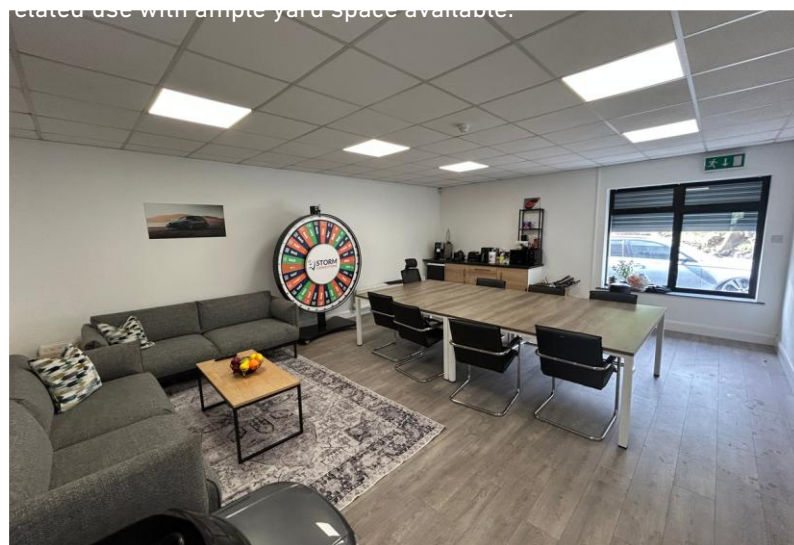
DESCRIPTION

The subject property comprises a detached warehouse building extending to an area of approximately 466.56 sq. m. (5,022 sq. ft.) set on a self-contained site of approximately 1.15 acres.

The building comprises garages / showroom space to the front with an adjoining workshop area and office space to the rear. The showroom area has been finished with painted concrete floors, plastered and painted walls with suspended ceiling tiles incorporating LED lighting tiles and are accessed via roller shutter doors. The offices and ancillary accommodation are fitted with wooden laminate flooring, plastered and painted walls and a suspended ceiling with LED lighting tiles. The building benefits from access at both the front and rear with parking for several cars also available at the rear of the building.

The property has ample yard / parking space to the front in addition to approximately 0.40 acres of hardcore storage / yard space to the rear which sits on a raised level relative to the remainder of the site. This area is accessed through the front yard and is secured with steel gates. The site has 75 metres of frontage onto Mallusk Road and has two large access / egress points off Mallusk Road via security barriers.

Overall, the property provides an excellent opportunity on a self-contained site in Northern Ireland's premier commercial and industrial location and is well suited as a car sales garage or showroom related use with ample yard space available.



0.40 Acres of yard space to rear



For Further Information

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LEASE TERMS

Rent: £60,000 per annum

Term: By Negotiation.

Repairs: Full Repairing and Insuring terms.

RATEABLE VALUE

We have been advised by Land and Property Services of the following:

Net Annual Value (NAV): £17,700

Rate in £ for 2026/27: £0.605291

Rates Payable: £10,713.65 per annum

VALUE ADDED TAX

VAT status of the property is to be confirmed.

ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC rating of 62C and the Energy Performance Certificate is available upon request..

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

**Lambert
Smith
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www.lsh.ie

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