

Building 9, Central Park, Mallusk, BT36 4FS

To Let

Warehouse units available from approximately 829 sq ft to 3,811 sq ft



**Lambert
Smith
Hampton**

Location

Central Park is located in the heart of the Mallusk Industrial Estate, one of the province's premier commercial and industrial locations. Central Park enjoys a prominent position fronting the Mallusk Road affording direct access to the M2 Motorway at Sandyknowes Roundabout providing quick access to Belfast City Centre, Belfast City and Belfast International Airports, Belfast and Larne harbours and the M1, M2 and the M3 Motorway.

- 7 miles from Belfast Port.
- 16.8 miles from Larne Port.
- 111 miles from Dublin Port.
- 10.7 miles from George Best Belfast City Airport.
- 10.7 miles from Belfast International Airport.
- 7.8 miles from Belfast City Centre

Description

Building 9 Unit 2

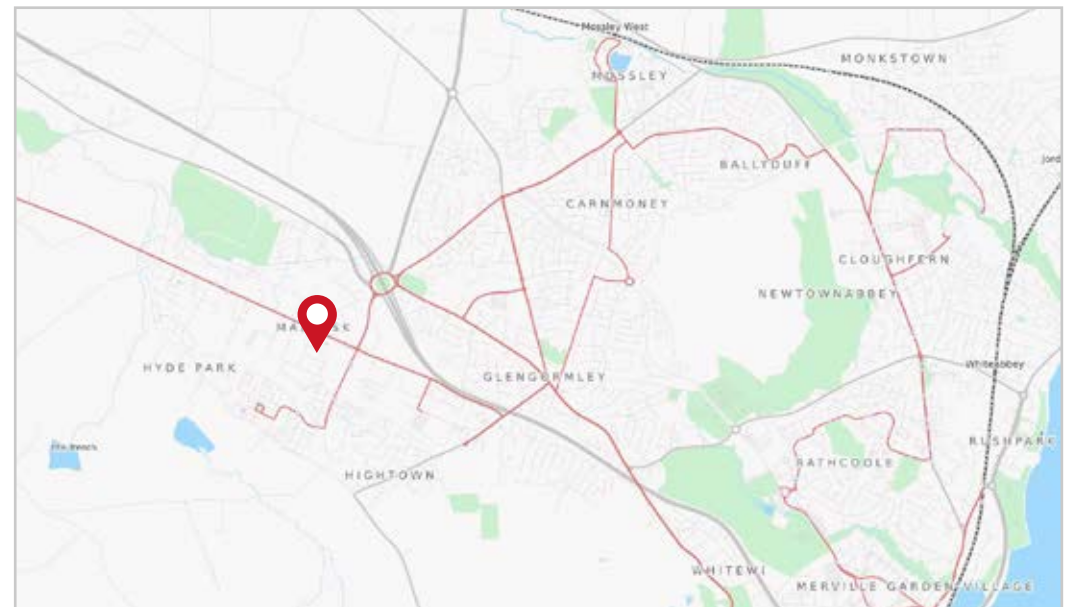
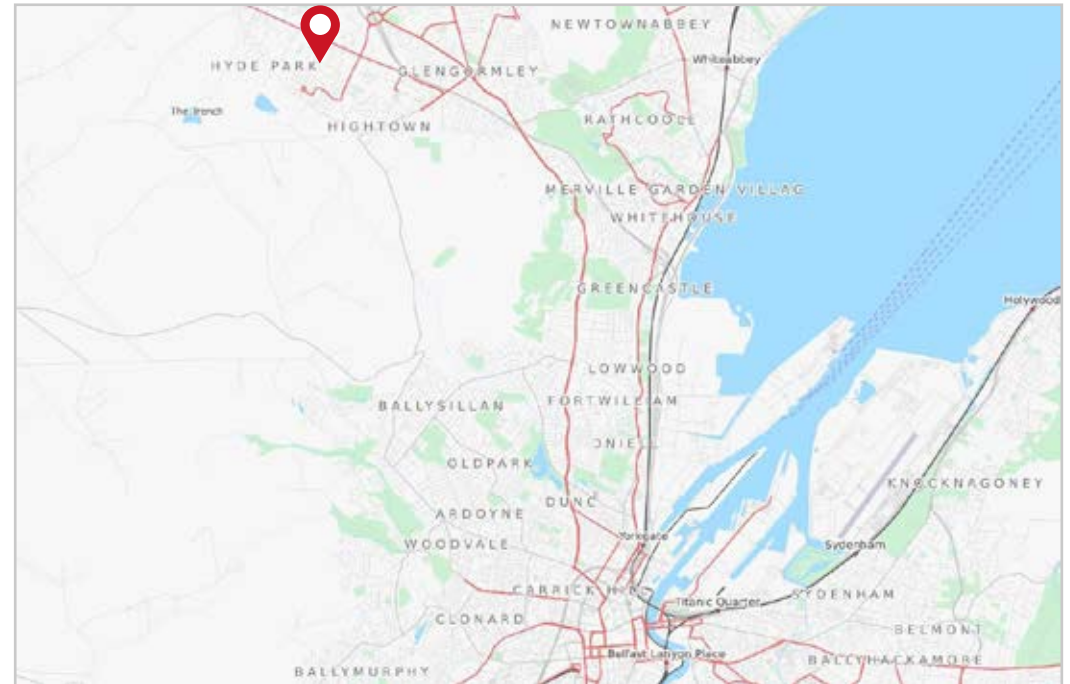
- Two 3.2m roller shutter doors
- First floor storage
- Mixture of carpeted and concrete flooring
- Suspended ceiling
- Mixture of office and warehouse space
- WC
- The unit is in slight disrepair with some refurbishment works required
- External car parking
- Gas supply

Building 9 Unit 4

- 3.2m roller shutter door
- Concrete flooring
- Fluorescent strip lighting
- External car parking

Building 9 Unit 5

- 3.2m roller shutter door
- Mixture of office and warehouse space
- Concrete flooring
- WC
- Basement storage space
- Fluorescent strip lighting
- External car parking
- Gas supply



For Indicative Purposes Only

Aerial



For Indicative Purposes Only

Schedule of Accommodation

Building/Unit	Sq Ft	Sq M
Building 9 Unit 2	1,677	155.8
Building 9 Unit 4	829	77.0
Building 9 Unit 5	1,305	121.2
Total Internal Area	3,811	354

Lease Details

Term - By negotiation.

Rent - Building 9 Unit 2 - £6,000 pa exclusive
Building 9 Unit 4 - £4,000 pa exclusive
Building 9 Unit 5 - £6,000 pa exclusive

Repairs - The tenant is to be responsible for external and internal repairs.

Service Charge - A service charge will be levied to cover the cost of services such as security, estate management, maintenance of common areas etc.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

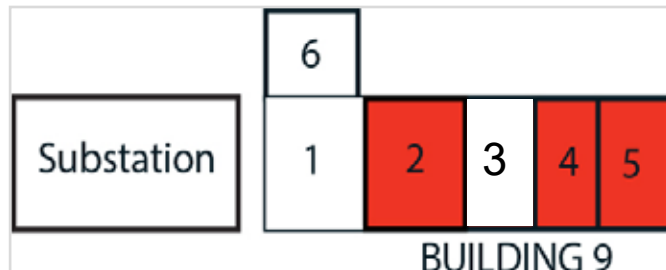


Building 9 Unit 4



Building 9 Unit 5

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Rates

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

Building 9 Unit 2

Net Annual Value: £5,200
Rate in £ 19/20: £0.5893
Rates payable, if applicable: £3,064.67

Building 9 Unit 4

Net Annual Value: £2,450
Rate in £ 19/20: £0.5893
Rates payable, if applicable: £1,444.03

Building 9, Unit 5

Net Annual Value: £3,850
Rate in £ 19/20: £0.5893
Rates payable, if applicable: £2,269.19

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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