

Building 10, Central Park, Mallusk, BT36 4FS

To Let

Retail unit totalling approximately 919 sq ft

First floor office units available from approximately 915 to 2,743 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 10 Unit 6A

- Ground floor retail premises
- Glazed aluminium fenestration
- Security roller shutter
- Double door access
- Suspended ceiling
- Rear access
- 3 phase power supply

Building 10 Unit 12

- First floor office space
- Carpeted flooring
- WC and shower facilities
- Fluorescent strip lighting
- Kitchen
- Double glazed aluminium fenestration

Building 10 Unit 14B

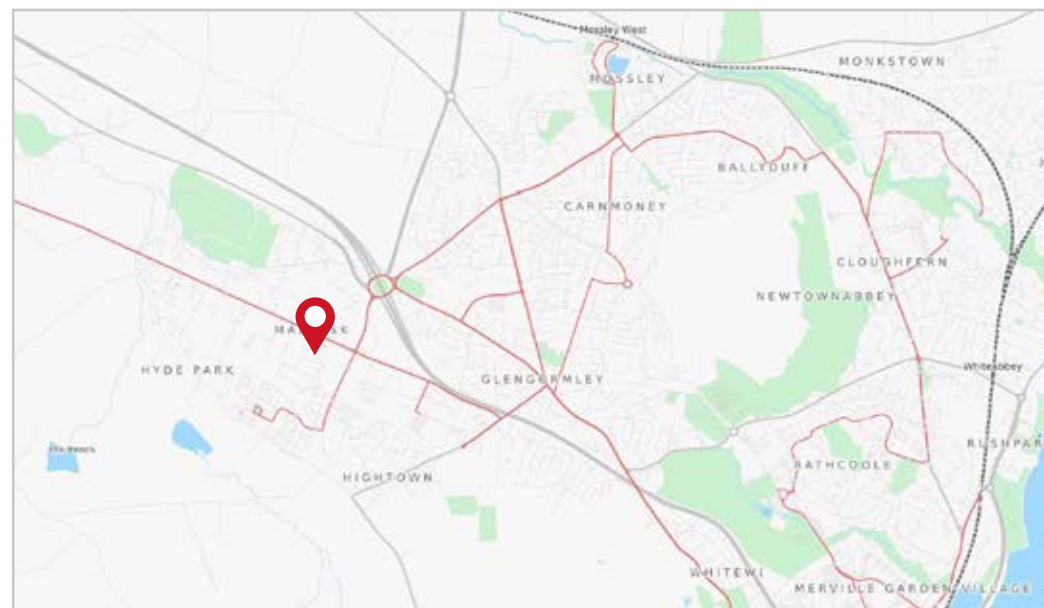
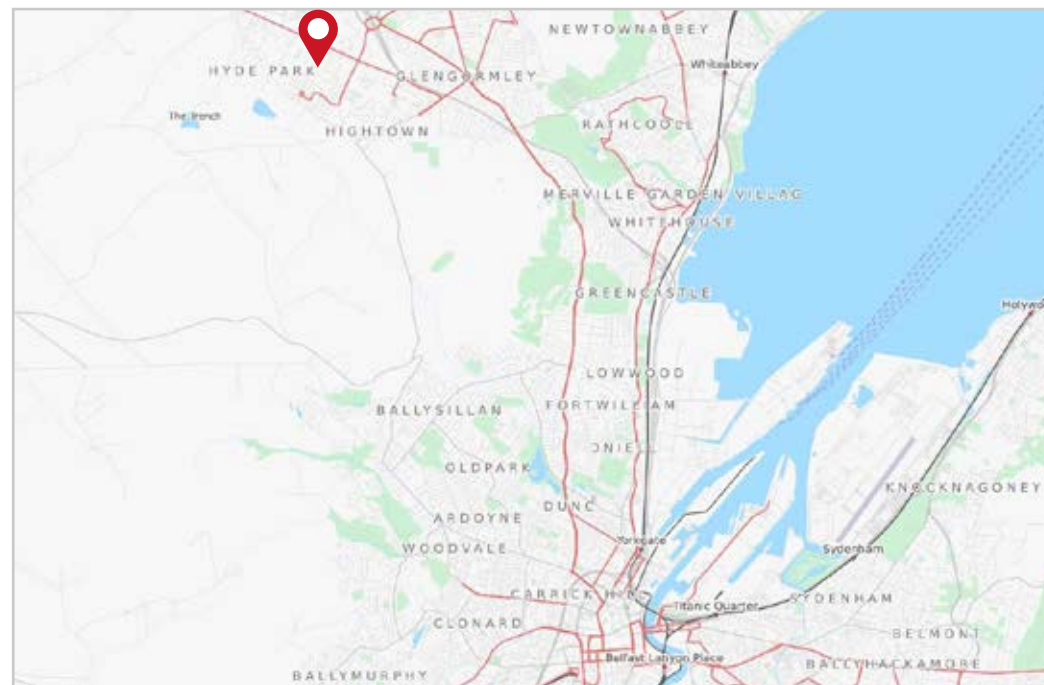
- First floor office space
- Plastered and painted walls
- Carpet flooring
- WC facilities
- Floor IT boxes

Schedule of Accommodation

Building 10 Unit 6A	Sq Ft	Sq M
Retail	919	85.4

Building 10 Unit 12	Sq Ft	Sq M
Office	1,844	171.3

Building 10 Unit 14B	Sq Ft	Sq M
Retail	899	83.5



For Indicative Purposes Only

Aerial



For Indicative Purposes Only



Lease Details

Term - By negotiation.

Rent - Building 10 Unit 6A - £12,500 pa
Building 10 Unit 12 - £12,500 pa
Building 10 Unit 14B - £7,500 pa

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.

Rates

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

Building 10 Unit 6A
Net Annual Value: £9,050
Rate in £ 19/20: £0.5893
Rates payable, if applicable: £5,334.07

Building 10 Unit 12
Net Annual Value: £14,200
Rate in £ 19/20: £0.5893
Rates payable, if applicable: £8,369.48

Building 10 Unit 14B
Net Annual Value: £6,400
Rate in £ 19/20: £0.5893
Rates payable, if applicable: £3,771.52

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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