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Substantial Industrial Complex
of 115,600 sq ft on 5 acres
(further 1.5 acres of adjacent hardstanding/parking also available)

11 McKinney Road,
Mallusk

TO LET

PROPERTY SUMMARY

- **Rare opportunity to secure 115,600 sq ft of excellent quality warehousing and offices in Mallusk.**
- **50,000 sq ft of warehousing linked to a further 15,000 sq ft by a column free 49,000 sq ft covered marshalling yard, that could be fully enclosed.**
- **1,600 sq ft well appointed office building and a separate 4,000 sq ft amenity block with canteen and lockers.**

LOCATION

The complex is located on the western side of McKinney Road, which itself is accessed from the main Mallusk Road.

The M2 at Sandyknowles is only 1 mile away.

Nearby occupiers include DHL, UPS , Trust Ford and RD Mechanical.

DESCRIPTION

The complex has a secure parking area with space for c 20 cars vans. (there is further parking available in lands opposite by separate negotiation).

The office building is at the front of the site and can be accessed from the parking area.

The yard is secured by a gate and the open yard area measures c 1.2 acre. There is a further covered yard (column free) that is over 49,000 sq ft . This covered yard could be secured by doors.

The first warehouse is a high bay warehouse with an eaves height of 12.8 metres. It measures 16,000 sq ft and includes a two storey 4,000 sq ft amenity block .

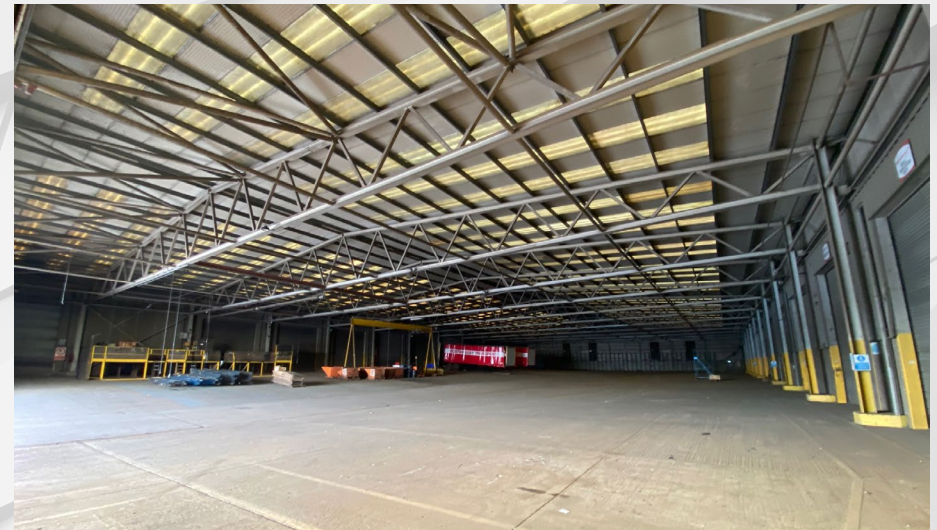
It is of steel portal frame construction with double skin profiled metal cladding walls. There are 3 roller shutter doors into this warehouse.

This warehouse links to the next warehouse which measures 30,000 sq ft. This warehouse has a 9.3 m eaves height. There are a series of 10 roller shutter doors accessing this warehouse, 5 from the yard and 5 from the covered yard.

There is an adjacent warehouse are of 4,000 sq ft previously used as a paint hall.

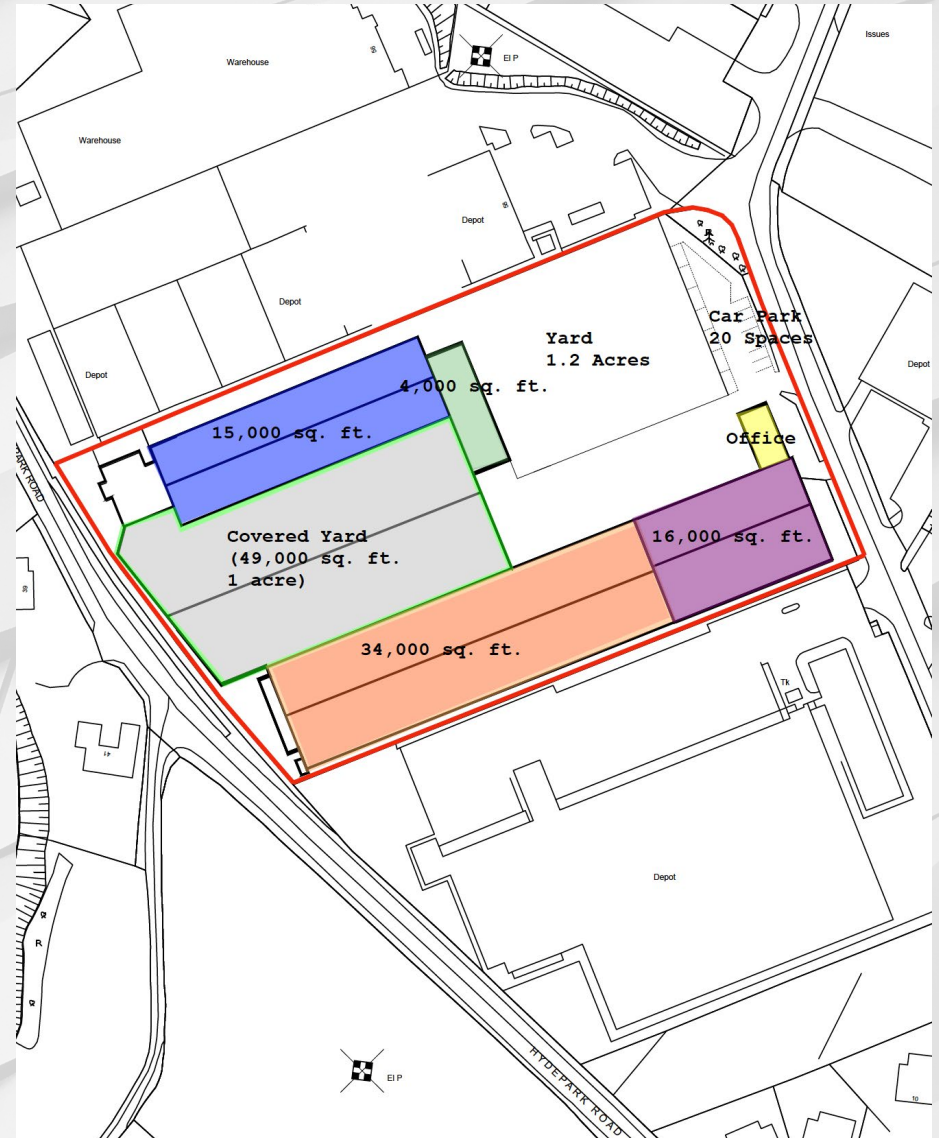
On the opposite side of the covered yard is another building of 15,000 sq ft, which is currently subdivided in to a 6 smaller spaces and accessed by 11 roller shutter doors.

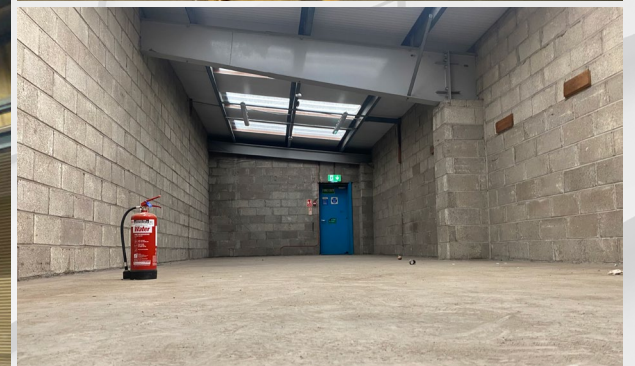
There is a further 4,000 sq ft covered canopy opening onto the yard.

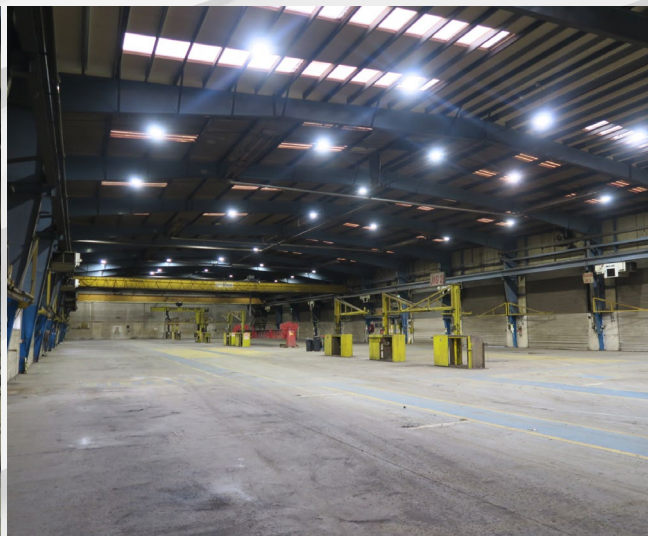


ACCOMMODATION

Purple	High Bay Warehouse (12.8 m to eaves) Incorporating amenity block This area has 3 High roller Shutter Doors	(gross) 16,000 sq ft (over 2 floors) 4,000 sq ft
Orange	Warehouse (9.3 m to eaves) Including Paint Bay This area has 5 Roller Shutter doors to the covered canopy and 5 roller shutter doors to the external yard	34,000 sq ft 4,000 sq ft
Blue	Workshop area	15,000 sq ft
Green	Covered shed	4,000 sq ft
Grey	Covered canopy area (6.5 m to eaves)	49,000 sq ft
Yellow	Offices	1,600 sq ft
Yard / Car Park		c 1.2 acres







FURTHER PARKING/HARDSTANDING.

The client has lands opposite also available to rent comprising 1.5 acres of secure hardstanding, suitable for parking.

EPC

Rating 64 - certificate available on request.

RENTAL

Offers are invited in the region of £525,000 pa.

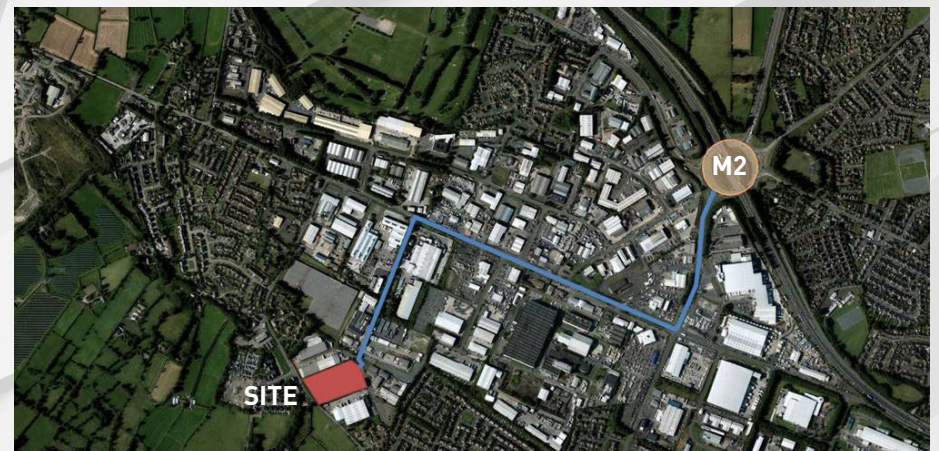
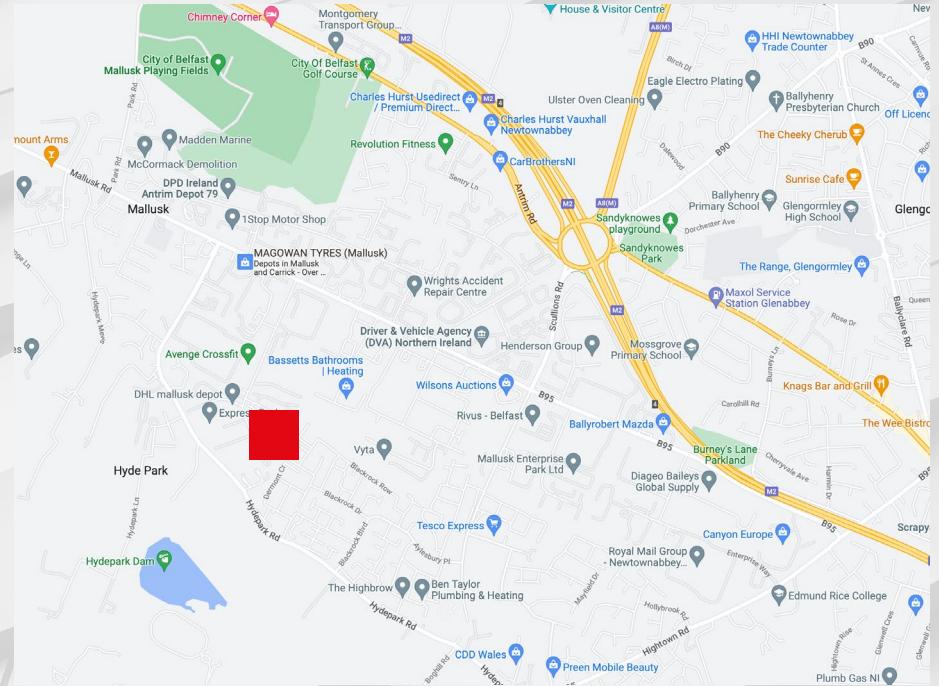
VAT

All prices are quoted exclusive of VAT which is chargeable.

VIEWING AND FURTHER INFORMATION

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