



## Prominent Showroom and Workshop Premises

Floor Area - 3,522 sq. ft.  
Site Area - 0.70 acres

612 Antrim Road,  
Mallusk,  
Newtownabbey

# TO LET

## PROPERTY SUMMARY

- Stand alone showroom and workshop premises
- Total floor area of 3,522 sq. ft.
- Set on 0.7 acre site with prominent road frontage

## LOCATION

Mallusk is one of Northern Ireland's premier industrial / warehouse distribution locations, situated approximately 8 miles north of Belfast and benefits from good transport links via Junction 4 (Sandyknowes) of the M2 motorway.

The subject property is situated on the busy Antrim Road (A6) and is c.1 mile from Sandyknowes Roundabout which provides access to the M2 motorway and A8 dual carriageway.

The property is situated adjacent to City of Belfast Golf Course and other nearby occupiers include Montgomery Transport, Chimney Corner Hotel and Greendale Day Nursery.

## DESCRIPTION

The subject property comprises a stand alone commercial property on a secured 0.7 acre site.

The property includes a showroom with ancillary offices together with a rear workshop. The workshop section is accessible via 4no. roller shutter doors.

Externally the property benefits from a large yard area and prominent road frontage.



## ACCOMMODATION

Description	Sq Ft	Sq M
Showroom	1,535	142.60
Office	171	15.88
Amenity Block	127	11.80
Parts Store	364	33.82
Workshop	1,325	123.09
<b>TOTAL</b>	<b>3,522</b>	<b>327.19</b>

## LEASE DETAILS

Term:	Minimum 5 Years
Rent:	POA.
Repairs:	Fully Repairing and Insuring basis
Insurance:	Landlord to insure the premises and Tenant to reimburse the insurance premium.

## RATEABLE VALUE

We are advised by Land & Property Services that the NAV of the property is £18,000.00.

Rates payable for 2024/25 are estimated to be £10,176

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

## EPC

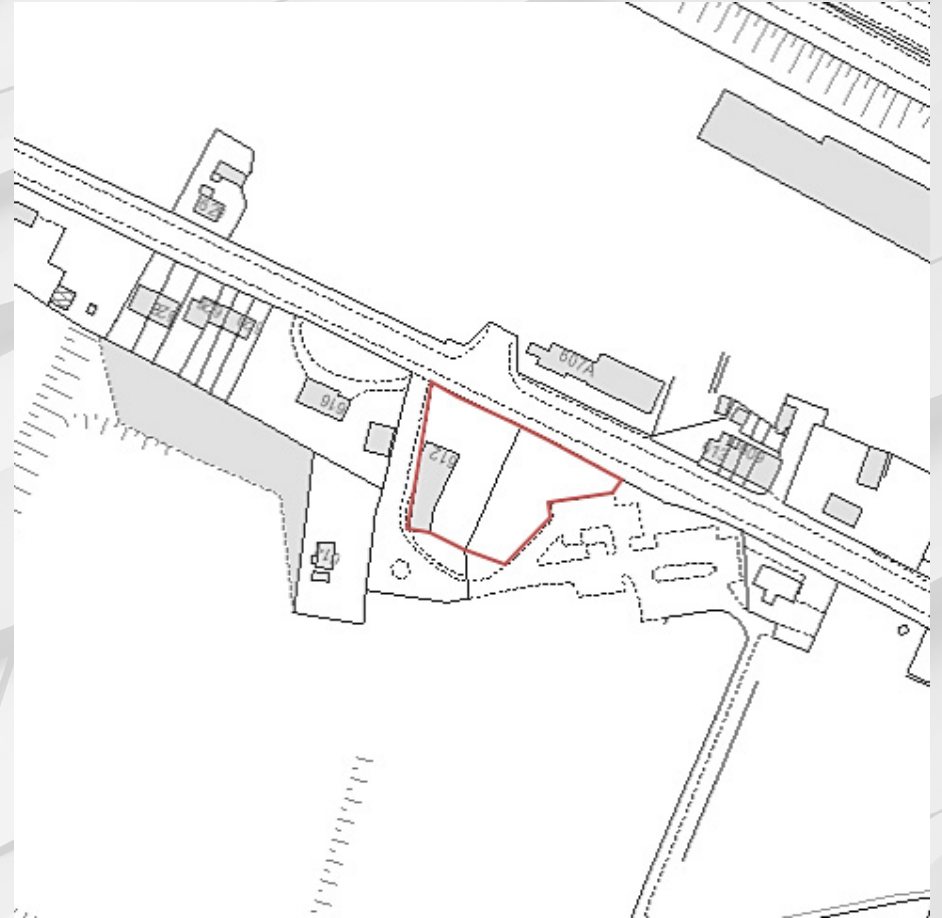
A copy of the EPC Certificate can be made available upon request.



## VIEWING AND FURTHER INFORMATION

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**SITE PLAN**



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