



First Floor
Versatile Unit
1,884 Sq Ft

Building 10, Unit 13,
Central Park, Mallusk,
Newtownabbey, BT36 4FS

TO LET

PROPERTY SUMMARY

- Studio unit extending 1,884 Sq Ft
- On site security
- Prominent location within Mallusk
- Direct links to the M2 motorway

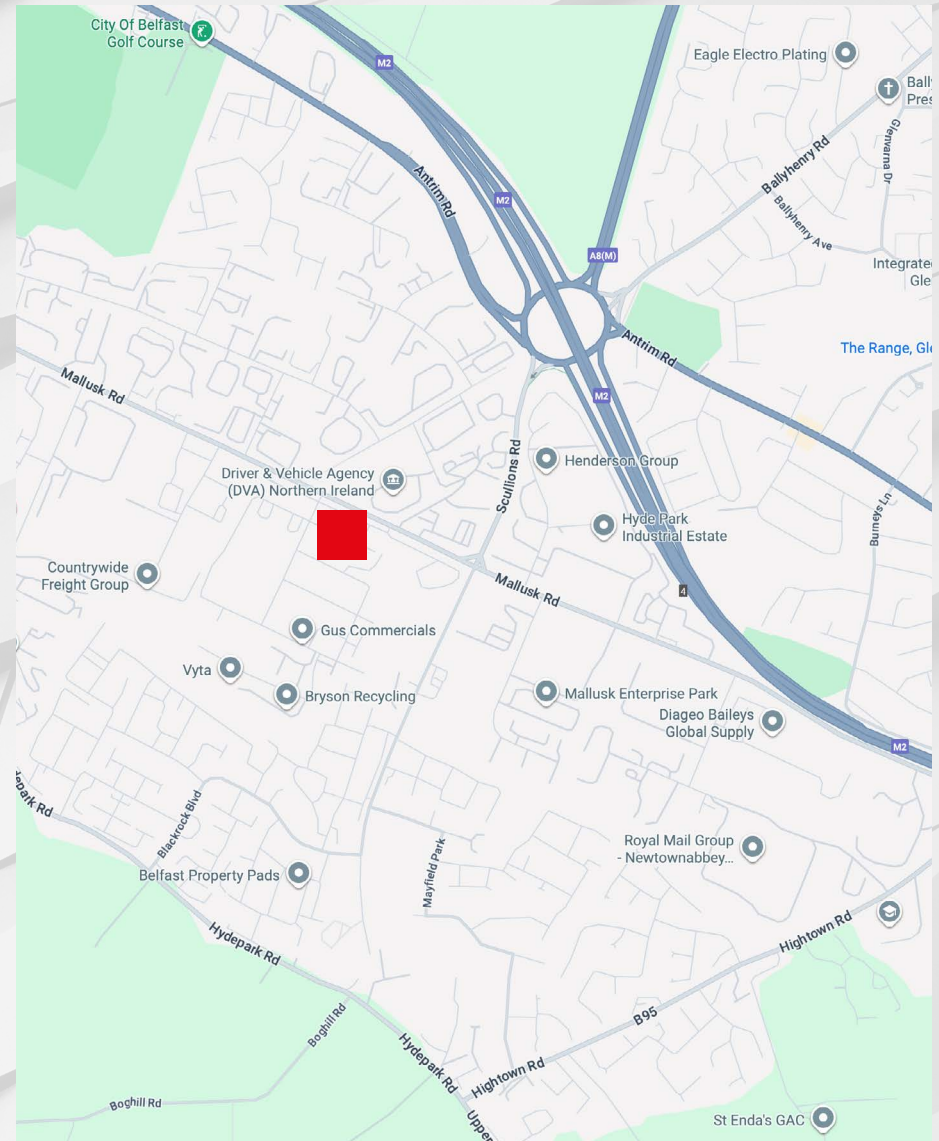
LOCATION

Mallusk is one of Northern Ireland's leading commercial locations, located 7 miles north of Belfast City Centre and is highly accessible due to the close proximity of the M2 Motorway at Sandyknowes roundabout. It also provides ease of access to Belfast City Airport, both Belfast and Larne Ports and the wider motorway network.

DESCRIPTION

The subject property is a Studio Unit located in a prominent position within Central Park, with frontage onto Mallusk Road and direct access to the M2 motorway. Neighbouring occupiers include Bothy Coffee, Happy Littles Play Company, Crown Paints and AAB Group Accountants.

Central Park comprises a mix of warehouse, industrial and office units totalling 828,904 sq ft, and benefits from 24-hour manned security as well as on-site visitor and staff parking facilities.



ACCOMMODATION

Description	Sq Ft	Sq. M
First Floor Studio	1,884	175

LEASE DETAILS

Term: Negotiable

Rent: £18,840

RATEABLE VALUE

We are advised by the LPS that the Estimated Rates Payable for 2025/26 is £9,814.

SERVICE CHARGE

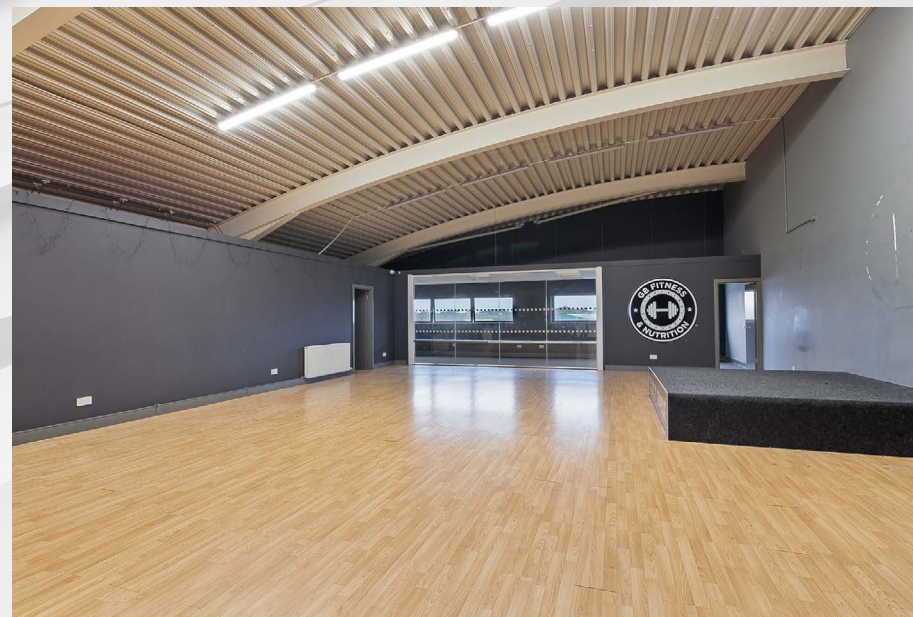
A service charge will be levied to cover external repairs and maintenance to common areas.

VAT

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

EPC

Building 10, Unit 13 – B40



VIEWING AND FURTHER INFORMATION



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