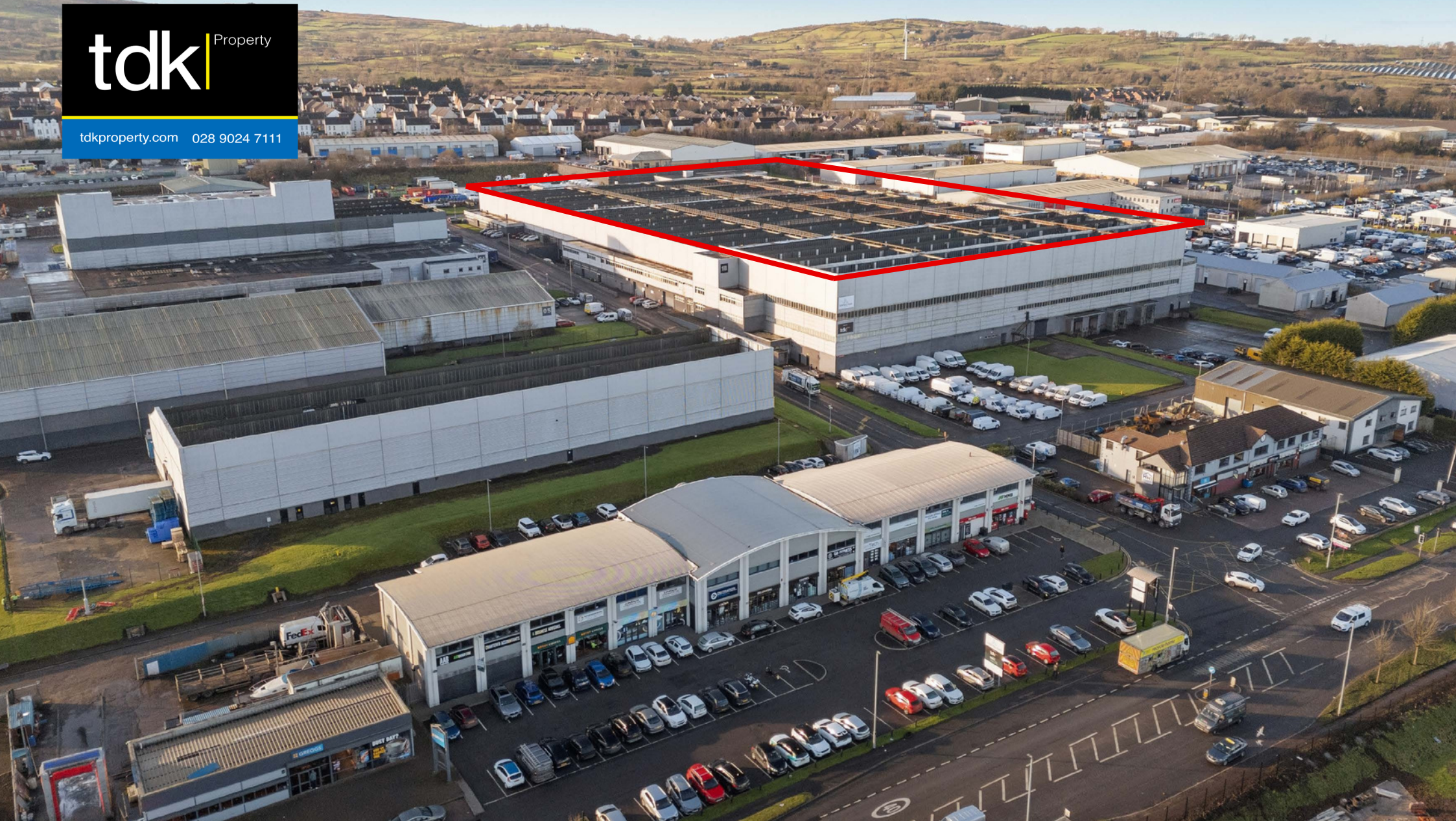


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Prominent Warehouse
Accommodation
19,720 to 106,979 Sq Ft

Building 1,
Central Park, Mallusk,
Newtownabbey, BT36 4FS

TO LET

PROPERTY SUMMARY

- From 19,720 to 106,979 Sq Ft
- On site security
- Convenient access to the M2 motorway
- Ideal for logistics, distribution and storage users

LOCATION

Mallusk is one of Northern Ireland's leading commercial hubs, located just 7 miles north of Belfast City Centre. Its proximity to the M2 motorway at Sandyknowes roundabout provides excellent access to Belfast City and the ports of Belfast and Larne, as well as the wider motorway network.

The property is situated within Central Park, located off the Mallusk Road.

DESCRIPTION

Building 1 comprises 12 warehouse units, 4 of which are currently available to let. Each unit is fitted with electric roller shutter doors, providing convenient access to the shared service concourse, which is directly accessed from Belfast Road.

Unit 1 also benefits from an adjoining modern office area, offering additional flexibility for occupiers requiring on-site administrative or management space. The design and specification of the units allow for efficient loading, storage, and operational use, making them well-suited to a wide range of occupiers.



ACCOMMODATION

Unit	Unit Type	Sq Ft	Sq. M
Building 1, Unit 1	Warehouse & Offices	22,639	2,103
Building 1, Unit 2	Warehouse	19,720	1,832
Building 1, Unit 3	Warehouse	22,421	2,082
Building 1, Unit 4	Warehouse	19,961	1,854
Building 1, Unit 5	Warehouse	22,238	2,065

RENT

Unit	Rent
Building 1, Unit 1	£113,195
Building 1, Unit 2	£98,600
Building 1, Unit 3	£112,105
Building 1, Unit 4	£99,805
Building 1, Unit 5	£111,190



LEASE DETAILS

Term: Negotiable

RATEABLE VALUE

We are advised by the LPS that the Estimated Rates Payable or 2026/27 are as follows:

Unit	Rates Payable (26/27)
Building 1, Unit 1	£27,117
Building 1, Unit 2	£24,393
Building 1, Unit 3	£25,725
Building 1, Unit 4	£25,543
Building 1, Unit 5	£27,117

SERVICE CHARGE

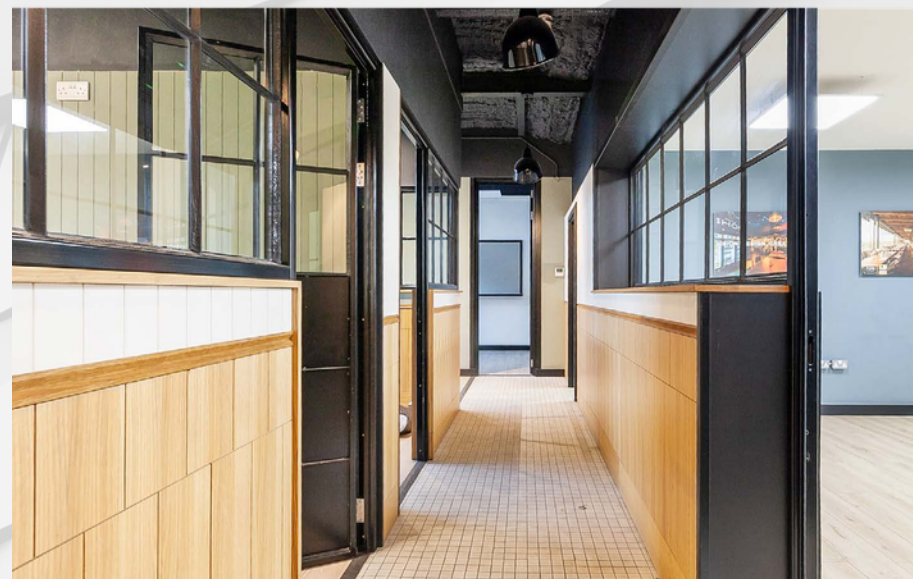
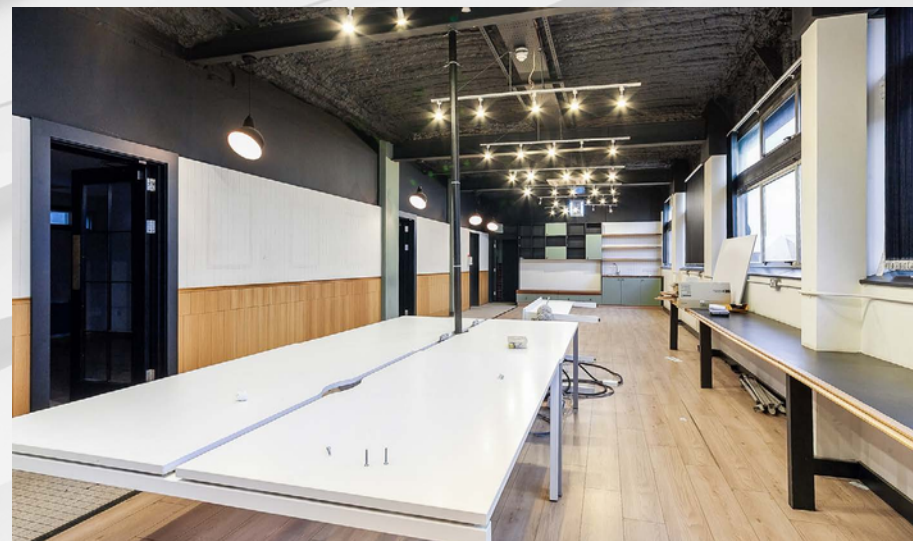
A service charge will be levied to cover external repairs and maintenance to common areas.

VAT

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

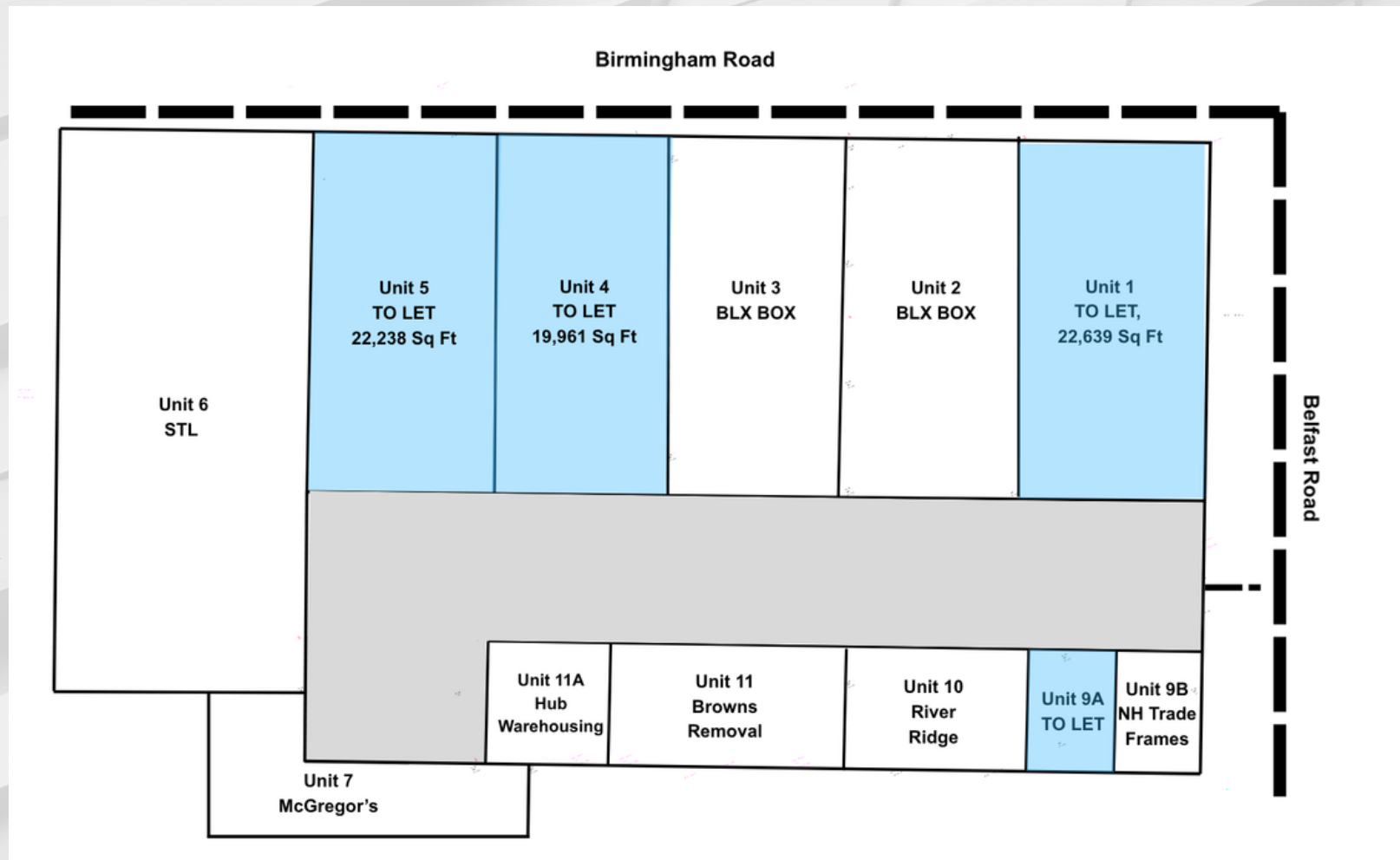
EPC

Unit	EPC Rating
Building 1, Unit 1:	
Building 1, Unit 2 :	E120
Building 1, Unit 3:	E120
Building 1, Unit 4:	C56
Building 1, Unit 5:	C68
	C64



SITE PLAN

Not To Scale. For indicative purposes only.



VIEWING AND FURTHER INFORMATION

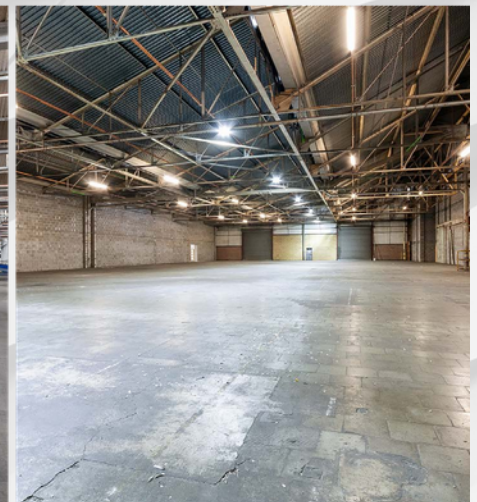
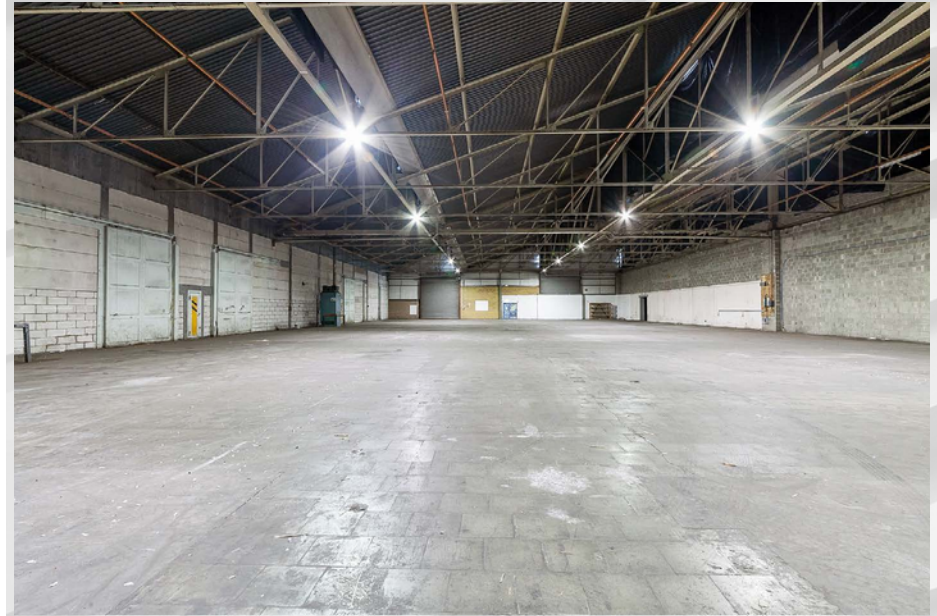


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