

tdk Property

tdkproperty.com 028 9024 7111

Office Building

6,804 sq. ft

22 Mallusk Road,
Mallusk BT36 4PP

TO LET

PROPERTY SUMMARY

- **Prominent position with direct frontage onto Mallusk Road.**
- **Two-storey self-contained office suite available for full or partial occupancy.**
- **Private car parking available on the premises**

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.

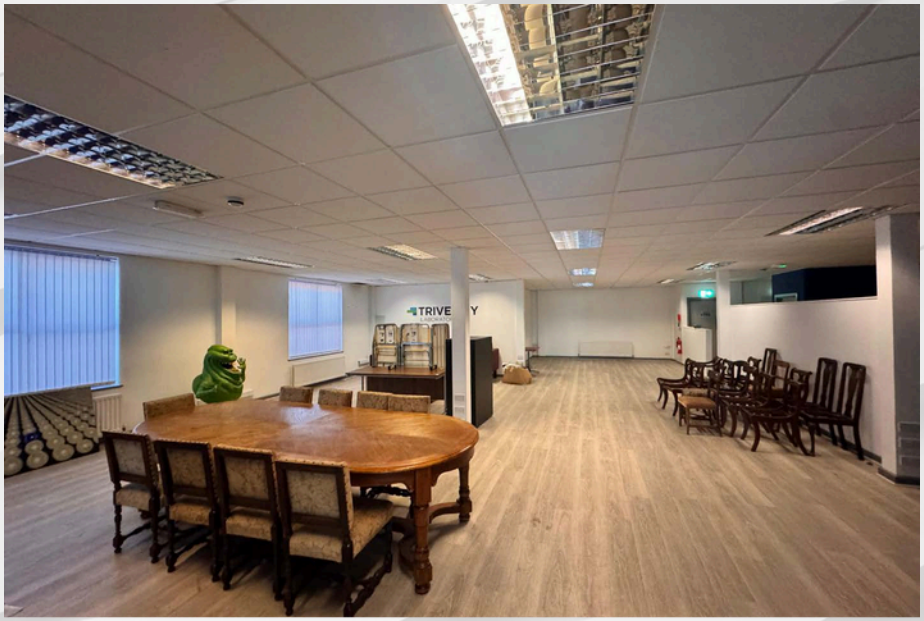
The office space is in a prime location located on Mallusk Road, benefiting from excellent frontage, in an established commercial development which is home to a number of high profile occupiers including Wilsons Auctions and Print NI.

DESCRIPTION

This high-quality office offers a welcoming and professionally finished environment. The interior features a modern reception area, complemented by carpeted flooring throughout, plastered and painted walls, double glazed windows and a suspended ceiling fitted with fluorescent lighting.

This space has toilet facilities on both floors and includes a ground floor WC for disabled access.

The building is equipped with gas-fired central heating and benefits from dedicated car parking spaces.





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ACCOMMODATION

Description	Sq Ft	Sq. M
Ground floor	3,402	316
First Floor	3,402	316
Total	**6,804**	***632***

LEASE DETAILS

Term:	Negotiable
Rent:	£10.00 psf
Repairs:	Effectively full repairing basis by way of a service charge
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts.

RATEABLE VALUE

We are advised by Land & Property Services that the NAV is £44,600.

Rates payable for 2026/2027 of approximately £26,998.

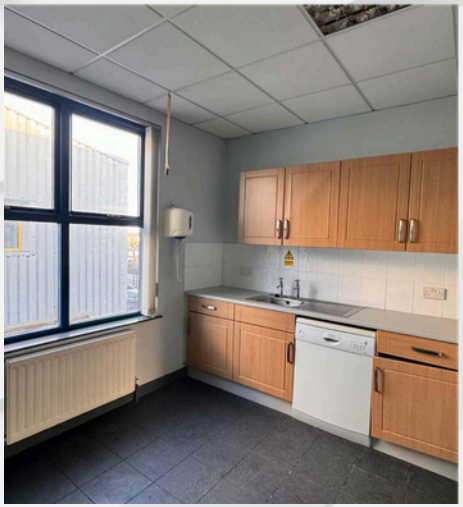
VAT

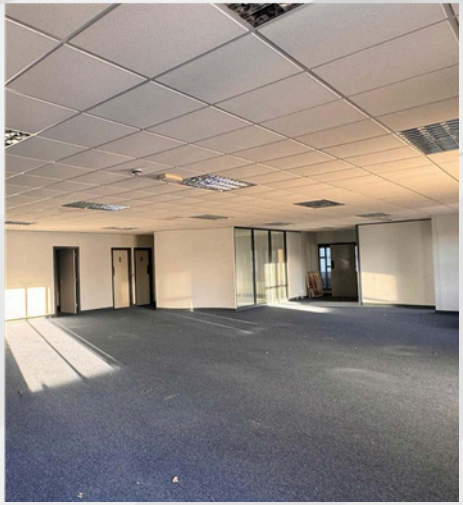
All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

EPC

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







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FLOOR PLANS

Existing ground floor layout plan for identification purposes only:



Existing first floor layout plan for identification purposes only:



VIEWING AND FURTHER INFORMATION

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