

# FOR SALE PRIME INDUSTRIAL INVESTMENT & LAND (AVAILABLE IN 3 LOTS)

**tdk** | Property

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M2

Sandyknowes Roundabout

Maltusk Road

**LOT 1**  
117,351 sq ft  
5 acres  
£486,052 pa

**LOT 2**  
83,593 sq ft  
4.8 acres  
£394,011 pa

**LOT 3**  
6,633 sq ft  
5 acres  
£197,232 pa

**TOTAL**  
207,577 sq ft  
14.8 acres  
£1,077,295 pa

McKINNEY ROAD, MALLUSK, NEWTOWNABBEY



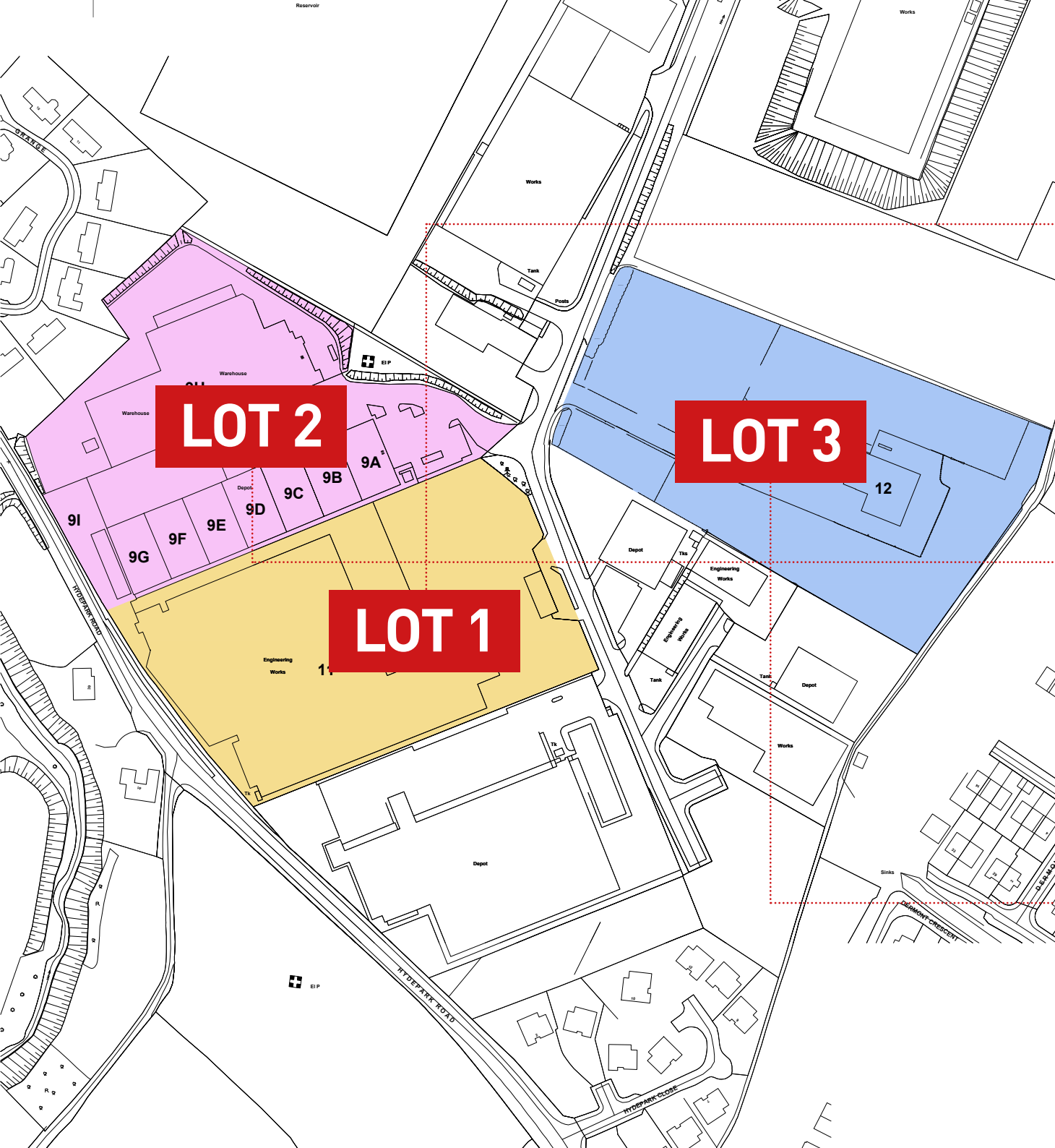
# LOCATION

Mallusk, located in Newtownabbey, just seven miles north of Belfast city centre with direct M2 motorway access, is the prime industrial area in Northern Ireland. It is a long-established hub for manufacturing and distribution, because of its strategic connectivity to the motorway network. Belfast Harbour (8 miles away), Larne Port (16 miles), Belfast International Airport (9 miles), and Belfast City Airport (10 miles) are easily accessible.

It has limited vacancies and strong demand from national and international occupiers.

Major companies such as Henderson Group, Diageo, Brett Martin, Evri and Canyon Europe have invested millions here in recent years, underscoring Mallusk's status as the region's leading centre for advanced manufacturing, logistics, and enterprise growth.

McKinney Road is located off Mallusk Road and is the home to several major companies such as DHL, Evri, UPS, STL, and Titan.



<b>Lot</b>	Lot 1
<b>Area sq ft</b>	117,351 sq ft
<b>Area Acres</b>	5 acres
<b>Tenant</b>	Evri Ltd
<b>Rent</b>	£486,052 pa

<b>Lot</b>	Lot 2
<b>Area sq ft</b>	83,593 sq ft
<b>Area Acres</b>	4.8 acres
<b>Tenant</b>	Direct Deliveries, TKL Logistics Ltd, Montracon Limited DHL E Commerce UK Ltd 2 x Vacant Units
<b>Rent</b>	£394,011 pa

<b>Lot</b>	Lot 3
<b>Area sq ft</b>	6,633 sq ft
<b>Area Acres</b>	5 acres
<b>Tenant</b>	DHL Supply Chain Limited, Freeburn Transport Limited RD Mechanical Limited
<b>Rent</b>	£197,232 pa

# TENANCY SCHEDULE

## LOT 1

Address	Tenant	Size	Start	Term	Expiry	Rent (pa)	Review	Break Date	Comments
11 McKinney Road	Evri Limited	117,351 sq ft	04.08.25	5 years	03.08.30	£486,052		28.02.29	TBO subject to 6 months notice and payment of 3 month rent penalty
		117,351 sq ft				£486,052			

## LOT 2

Address	Tenant	Size	Start	Term	Expiry	Rent (pa)	Review	Break Date	Comments
9A - 9C McKinney Road	Direct Deliveries	15,998 sq ft	01.09.21	5 years		£80,000		31.08.2029	Includes mezzanine floor. Tenant has agreed to extend lease until 31.08.31
9D McKinney Road	Vacant	7,997 sq ft							Market Rent c £45,000 per annum
9E - 9F McKinney Road	TKL Logistics Ltd	9,535 sq ft	05.12.24	5 years	05.12.29	£72,750	04.12.27		Floor area includes 3,386 sq ft mezzanine floor.
9G McKinney Road	Montracon Parts	5,981 sq ft	01.10.24	10 years	30.09.34	£25,583			Rent Review - RPI Uplifts
9H McKinney Road	DHL Ecommerce UK Ltd	42,144 sq ft	09.04.23	5 years	08.04.28	£215,678			
9I McKinney Road	Vacant	1,938 sq ft							Market Rent c £7,500 per annum
Total		83,593 sq ft				£394,011			
Total If fully let						£446,511			

## LOT 3

Address	Tenant	Size	Start	Term	Expiry	Rent (pa)	Review	Break Date	Comments
12 McKinney Road	DHL Supply Chain Limited	2.25 acres	01.08.23	3 years	*31.07.27	£116,232			*Tenant has agreed to extend lease and has the option for a further extension to 31.12.2027
12 McKinney Road	Freeburn Transport	1.60 acres	24.07.24	10 years	23.07.34	£55,000	5 yearly		
12 McKinney Road	RD Mechanical	1 acre 6,633 sq ft	01.11.21	5 years	*31.10.31	£26,000		21.10.29	*Tenant has agreed to extend lease to 31.10.2031
	5 acres (inc of R.O.W.) / 6,633 sq ft					£197,232			
Total						£1,077,295			



# Lot 1

Address	11 McKinney Road
Area sq ft	117,351 sq ft
Area Acres	5 acres
Tenant	Evri Ltd
Rent	£486,052 per annum

# Lot 1

The complex is on a site of 5 acres.

Open yard area measures c1.2 acre. There is a further covered yard (column free) that is over 48,000 sq ft .

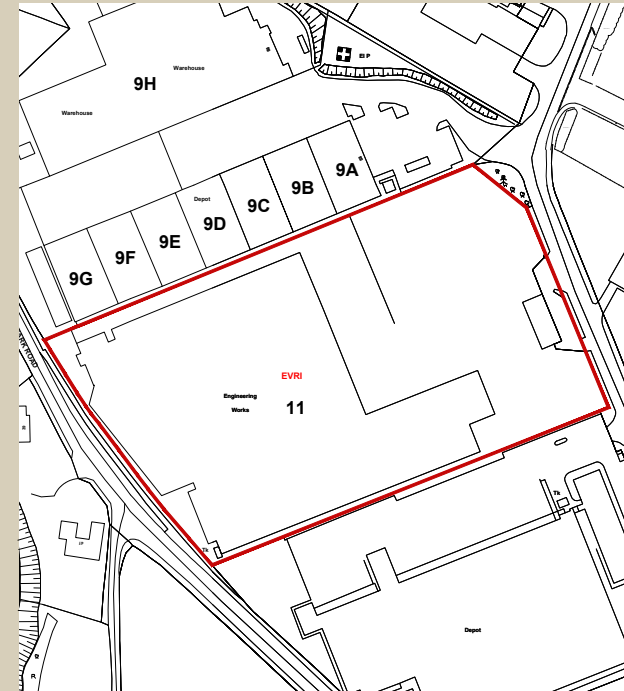
The first warehouse is a high bay warehouse with an eaves height of 12.8 m. It measures over 16,000 sq ft and includes a two storey 4,000 sq ft amenity block. This warehouse links to the next warehouse which measures c. 30,000 sq ft. This warehouse has a 9.3 m eaves height.

On the opposite side of the covered yard is another building of c. 15,000 sq ft, There is a further 4,000 sq ft covered canopy opening onto the yard.

## TENANCY

The property is let to Evri Ltd on a 5 year lease from 4th August 2025, paying a rent of £486,052 per annum.

There is a Tenant break clause on 28th February 2029 provided the tenants serves at least 6 months notice and pays a 3 months rent penalty.



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11 McKinney Road	Evri Limited	117,351 sq ft	04.08.25	5 years	03.08.30	£486,052		28.02.29	TBO subject to 6 months notice and payment of 3 month rent penalty
		117,351 sq ft				£486,052			



# Lot 2

Address	9A - 91 McKinney Road
Area sq ft	83,593 sq ft
Area Acres	4.8 acres
Tenant	DHL £215,678 per annum TKL £72,750 per annum Montracon £25,583 per annum Direct Deliveries £80,000 per annum 2 vacant units.
Rent	£394,011 per annum

# Lot 2

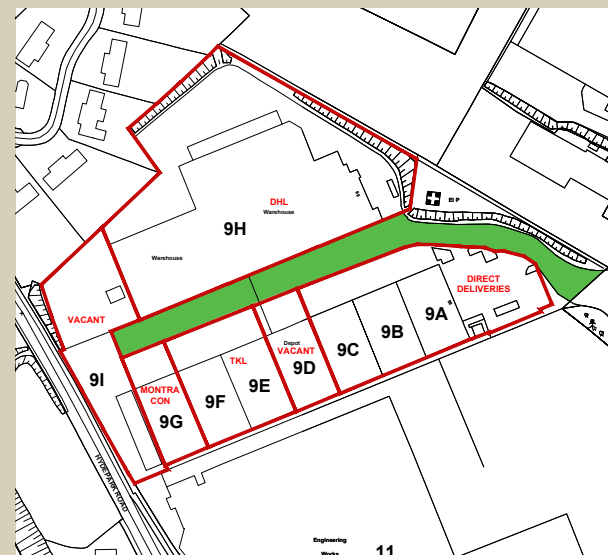
Lot 2 totals 4.8 acres and lies into Lot 1, with its own entrance onto McKinney Road.

It consists of a terrace of 7 industrial units with a shared yard, totalling 41,449 sq ft. There is a separate larger unit of 42,144 sq ft let to DHL that has its own entrance and yard area.

## TENANCY

The tenants consist of Direct Deliveries, TKL Logistics Ltd, Montracon Limited and DHL E Commerce UK Ltd with a payable rent of £394,011 per annum.

There are 2 vacant units with a market rent of c £52,500 per annum.



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9A - 9C McKinney Road	Direct Deliveries	15,998 sq ft	01.09.21	5 years		£80,000		31.08.2029	Includes mezzanine floor. Tenant has agreed to extend lease until 31.08.31
9D McKinney Road	Vacant	7,997 sq ft							Market Rent c £45,000 per annum
9E - 9F McKinney Road	TKL Logistics Ltd	9,535 sq ft	05.12.24	5 years	05.12.29	£72,750	04.12.27		Floor area includes 3,386 sq ft mezzanine floor.
9G McKinney Road	Montracon Parts	5,981 sq ft	01.10.24	10 years	30.09.34	£25,583			Rent Review - RPI Uplifts
9H McKinney Road	DHL Ecommerce UK Ltd	42,144 sq ft	09.04.23	5 years	08.04.28	£215,678			
9I McKinney Road	Vacant	1,938 sq ft							Market Rent c £7,500 per annum
Total		83,593 sq ft				£394,011			
Total If fully let						£446,511			



# Lot 3

<b>Address</b>	12 McKinney Road
<b>Area sq ft</b>	6,633 sq ft
<b>Area Acres</b>	5 acres
<b>Tenant</b>	DHL Supply Chain £116,232 per annum Freeburn Transport Ltd £55,000 per annum RD Mechanical Ltd £26,000 per annum
<b>Rent</b>	£197,232 per annum

# Lot 3

This land is located on the eastern side of McKinney Road and comprises 3 plots totalling 5 Acres

It is largely consists of hardstanding and is used as parking. There is a small warehouse building of 6,633 sq ft.

## TENANCY

The tenants consist of DHL Supply Chain Limited, Freeburn Transport Limited and RD Mechanical Limited with a payable rent £197,232 per annum.



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12 McKinney Road	RD Mechanical	1 acre 6,633 sq ft	01.11.21	5 years	*31.10.31	£26,000		21.10.29	*Tenant has agreed to extend lease to 31.10.2031
		5 acres / 6,633 sq ft				£197,232			

# Rates

The rates payable are based on the current Rate in Pound of £0.587690 for Antrim and Newtownabbey Borough Council.

Address	Rates
11 McKinney Road	£314,500
9A – 9C McKinney Road	£31,800
9D McKinney Road	£24,800
9E – 9F McKinney Road	N/A
9G McKinney Road	N/A
9H McKinney Road	£113,500
9Ga McKinney Road	NA
12 McKinney Road	Warehouse: £22,000 Yard 1: £14,600 Yard 2 & Office: £26,100

# EPC's

The following EPC ratings are as follows:

Address	EPC
11 McKinney Road	C64
9A – 9C McKinney Road	TBC
9D McKinney Road	C70
9E – 9F McKinney Road	C65, D82
9G McKinney Road	D82
9H McKinney Road	C74
9Ga McKinney Road	TBC
12 McKinney Road	N/A



## PRICE

Please contact the selling agent for pricing on the 3 lots.

## VAT

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



### VIEWING AND FURTHER INFORMATION

Contact: Stephen Deyermond  
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Email: [student@tdkproperty.com](mailto:student@tdkproperty.com)

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