

BUILDING 1



**Prominent Warehouse
Accommodation**

3,337 Sq Ft

Building 1 Unit 9A,
Central Park, Mallusk,
Newtownabbey, BT36 4FS

TO LET

PROPERTY SUMMARY

- 3,337 SqFt
- 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, Unit 9A is currently available to let. The unit is fitted with electric roller shutter door, providing convenient access to the shared service concourse, which is directly accessed from Belfast Road. The unit benefits from an eaves height of approximately 5.8 meters.

Concourse Entrance via Belfast Road:



Internal Concourse:



ACCOMMODATION

Unit	Unit Type	Sq Ft	Sq. M
Building 1, Unit 9A	Warehouse	3,337	310

LEASE DETAILS

Term: Negotiable

Rent: £25,000 per annum

RATEABLE VALUE

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

Unit	Rates Payable (26/27)
Building 1, Unit 9A	£4,600

SERVICE CHARGE

A service charge will be levied to cover external repairs and maintenance to common areas. This is estimated at £2,000 for the 2026/27 service charge year.

VAT

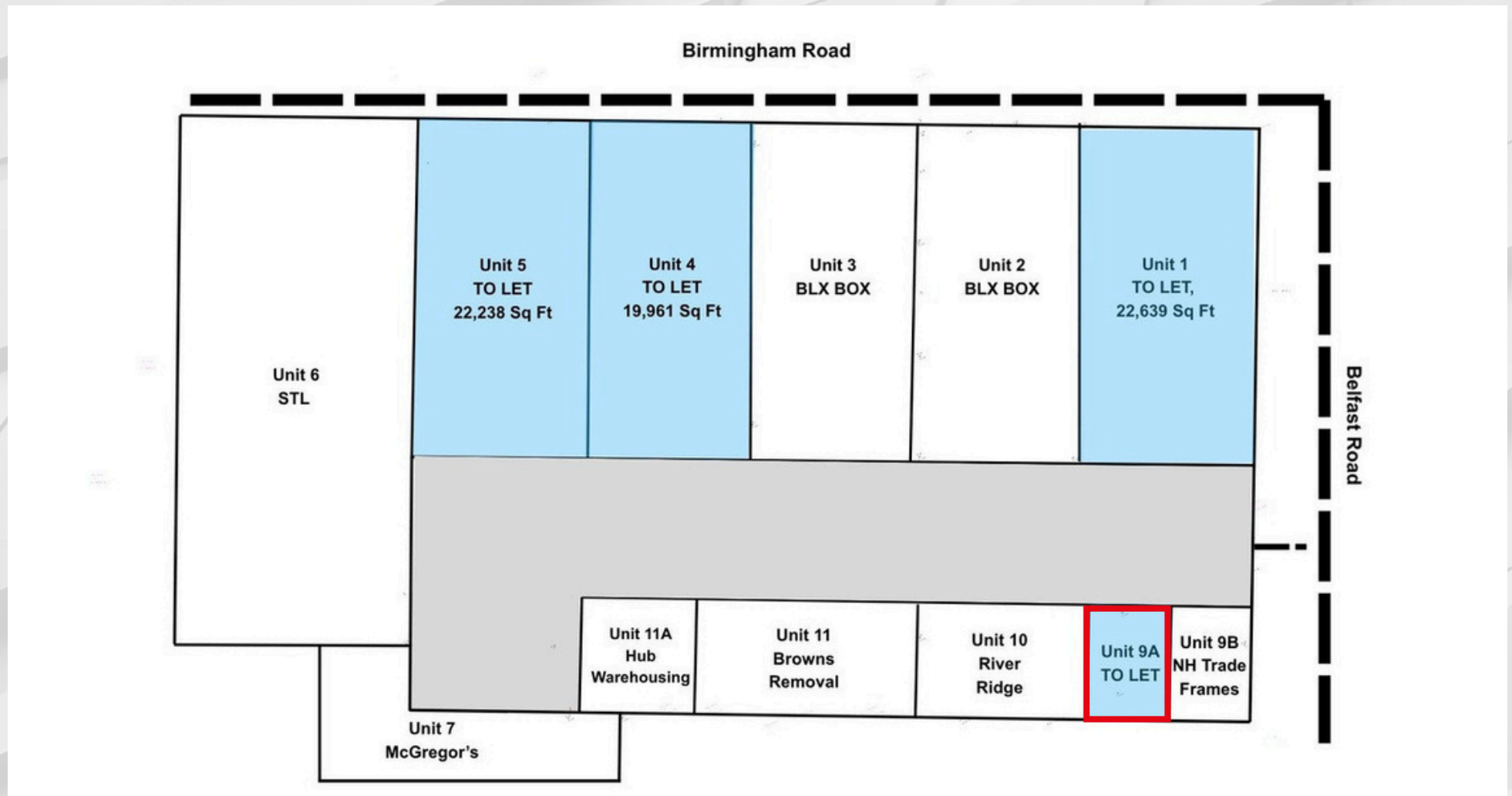
All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

EPC

Unit	EPC Rating
Building 1, Unit 9A:	F133

Unit 9A:

BUILDING 1 PLAN



VIEWING AND FURTHER INFORMATION



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