

Building 13, Unit 3 Central Park, Mallusk, BT36 4FS

Warehouse unit extending to 6,585 sq ft

To Let



- Gross internal area totalling 6,585 sq ft (611.8 sq m).
- Separate pedestrian and delivery access.
- 5.21m electric roller shutter door.
- 5.5m eaves height.
- 24 hr on-site security.

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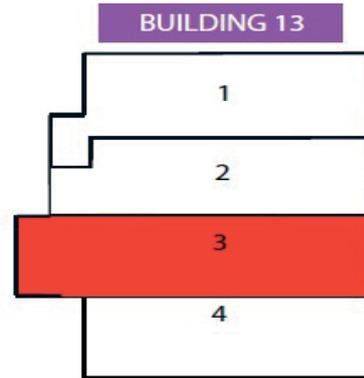
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Location

Central Park is located in the heart of the Mallusk Industrial Estate, one of the Province's premier commercial and industrial locations. Major companies who have recognised its strategic location include Marks & Spencer, The Post Office, British Telecom and Boxmore International. Central Park enjoys a prominent position fronting the Mallusk Road affording direct access to the M2 Motorway at Sandyknowes Roundabout providing quick access to Belfast City Centre, Belfast City and International Airports, Belfast and Larne harbours and the M1, M2 and the M3 Motorway network.

- 7 miles from Belfast Port.
- 16.8 miles from Larne Port.
- 111 miles from Dublin Port.

Description

- Blockwork walls
- Single skin roof panels
- Translucent roof
- 5.21m electric roller shutter door
- Pedestrian access door
- 5.5m eaves height

Floor area	Sq ft	Sq m
Total	6,585	611.8

Lease details

Term - By negotiation.

Rent - Upon application.

Repairs - Tenants are responsible for internal and external repairs (by way of Service Charge).

Insurance - Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit.

Service Charge - A service charge will be levied to cover the cost of services such as security, estate management, maintenance of common areas etc.

Business Rates

We have been advised by Land and Property Services of the following:

Net Annual Value:- £18,200

Rate in £ 18/19: £0.5809

Rates payable if applicable:- £10,572.38

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent.

