

**3 Sentry Lane, Mallusk, BT36 4XU**

**For Sale**

Trade Counter / Warehouse Accommodation totalling 12,472 sq ft on a Self-Contained Site of 1.3 acres



**Lambert  
Smith  
Hampton**

## Location

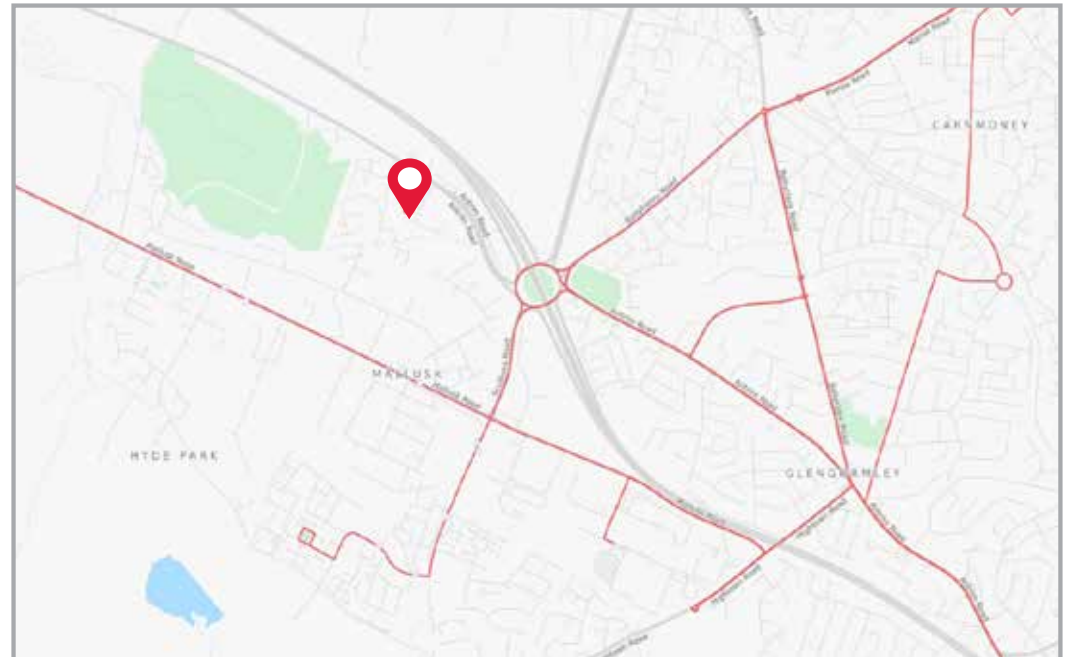
The subject unit is located on Sentry Lane which is just off the Antrim Road in Newtownabbey. Sentry Lane is located approximately 500m from the Sandyknowes roundabout which links onto the M2 Motorway. The unit also has ease of access to Belfast International Airport, George Best City Airport and both Larne and Belfast Harbours and the wider Motorway network. Nearby occupiers include Movianto, Expeditors, Charles Hurst Newtownabbey, Vaughan Engineering and MMK Express.

## Description

- Portal Frame Construction
- 3.5m eaves
- 3 phase power supply
- Self contained 1.3 acre site
- Fluorescent strip lighting
- Blockwork walls to 2m
- Concrete floors
- W/C facilities
- Kitchen facilities
- 809 sq ft of offices
- Gas Fire Central Heating/ Part Oil Fire Central Heating
- Double skin roof
- Translucent roof panels
- NK security fencing / part mesh fencing
- Good external hardcored yard
- Aluminium fenestration
- 2 no. electric roller shutter doors

## Schedule of Accommodation

Warehouse 1	5,692 sq ft	528.8 sq m
Warehouse 2	5,540 sq ft	514.7 sq m
T/C	1,240 sq ft	115.2 sq m
<b>Total</b>	<b>12,472 sq ft</b>	<b>1,158.7 sq m</b>



For Indicative Purposes Only





## Price

We are inviting offers in the region of £500,000 exclusive.

## Energy Performance Certificate

The property benefits from an EPC rating of C53 and the Energy Performance Certificate is available upon request.

## Rates

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

Net Annual Value: £35,900  
Non Domestic Rate £ 18/19: £0.5809  
Rates Payable: £20,854.70

## Value Added Tax

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

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Greg Henry  
**028 9026 9265**  
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