

For indicative purposes only

## A LANDMARK LOCATION

The subject site is located fronting the Mallusk Road and is accessed off McKinney Road. The Mallusk area offers an excellent strategic location being only 1/4 mile away from the Sandyknowes intersection of the M2 motorway and approximately 8 miles from Belfast city centre. The excellent road and motorway infrastructure provides easy access to Belfast International and City Airport as well as the ports of Larne and Belfast.

Lease and rental details available upon request please note agent contact details below:-



The Metro Building  
6-9 Donegall Square South  
Belfast  
BT1 5JA  
Tel: 028 9027 0000

Contact: Chris Sweeney  
Direct Line: 028 9027 0032  
Email: chris.sweeney@osborneking.com

[www.osborneking.com](http://www.osborneking.com)  
Instructed by Mallusk Cold Storage Ltd



### Drive time to main terminals

City Airport	10mins
International Airport	15mins
Port of Belfast	10mins
Port of Larne	30mins



PURPOSE BUILT COLD STORAGE FACILITY



WAREHOUSE & YARD C. 67,000 SQ.FT. 6,227 SQ.M.



ACCESSIBLE TRANSPORT LOCATION

1 MCKINNEY INDUSTRIAL ESTATE, MCKINNEY ROAD  
MALLUSK, COUNTY ANTRIM, BT36 4PX



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Misrepresentation Act 1967. The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give the letting agents nor any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through the letting consultants.

TEMPERATURE CONTROLLED  
WAREHOUSE WITH LARGE YARD  
C.67,000 SQ.FT. 6,227 SQ.M.

MCKINNEY INDUSTRIAL ESTATE,  
1 MCKINNEY ROAD, MALLUSK,  
COUNTY ANTRIM, BT36 4PX



The space is a modern cold storage facility with associated warehousing and two storey office building. Warehouse includes 10 loading bays with dock levellers, dock seals and up and over doors. Property benefits from cold stores, chill stores, ambient store and blast freezer. Excellent car parking and loading facilities. Prominent unit with good frontage to both McKinney and Mallusk Roads.



Ample staff & visitor carparking

### LOCATION

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### SALIENT DETAILS

- \* Prominent unit with good frontage to both McKinney and Mallusk Roads.
- \* Excellent car parking and loading facilities.
- \* Modern cold storage facility with associated warehousing and two storey office building.
- \* Warehouse includes 10 loading bays with dock levellers, dock seal and doors.
- \* Property benefits from cold stores, chill stores, ambient store and blast freezer.

High specification warehouse facility



### DESCRIPTION

The subject property forms the majority of an extensive secured site which enjoys the benefits of right of access and parking facilities. The L-shaped property has a portal frame with concrete brick internally & externally. Attached to the property is a modern two storey office. The offices are finished to high standard internally to include carpeted floors, plaster painted walls and suspended ceiling.

The warehouse has a low pitched clad roof with metal profile sheeting, incorporating roof lights. The 10 loading bays include dock levellers with dock seals and up and over doors. The warehouse element is split to provide cold store, chilled loading bay, chill store, ambient store and blast freezer all of which are fully operational. Cold store is powered by low energy industrial refrigeration plant and is fully racked.

The property also benefits from substantial staff and customer car parking as well as space for lorries, stand-by generator, MHE and refrigerated lorry changing points.

### ACCOMMODATION

We would detail the available accommodation in accordance with the RICS Code of Measuring Practice, Sixth Edition, all areas being approximate:-

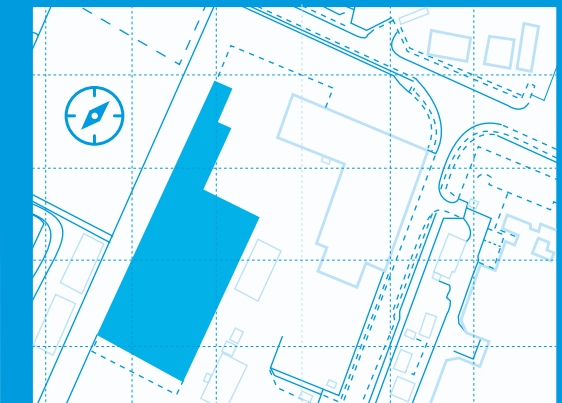
Ground Floor	Conference Room / Offices / Staffroom Ladies and Gents Toilets	2,825 sqft
First Floor	Office / Toilet / Kitchenette	2,825 sqft
Ground Floor	Warehouse	25,470 sqft
	Chill Room	5,450 sqft
	Plant Room	1,290 sqft
	Blast Freezer Room	538 sqft
	Freezer Room	24,767 sqft
	Chilled Loading Bay	3,780 sqft

The property can be reconfigured to suit tenants requirements.

The cubic capacity of the freezer room- 18,500 cubic metres.



### OS MAP



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