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PLOT C

NEW DVLA MOT CENTRE

FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

Last remaining serviced industrial plot in a superb business / industrial location

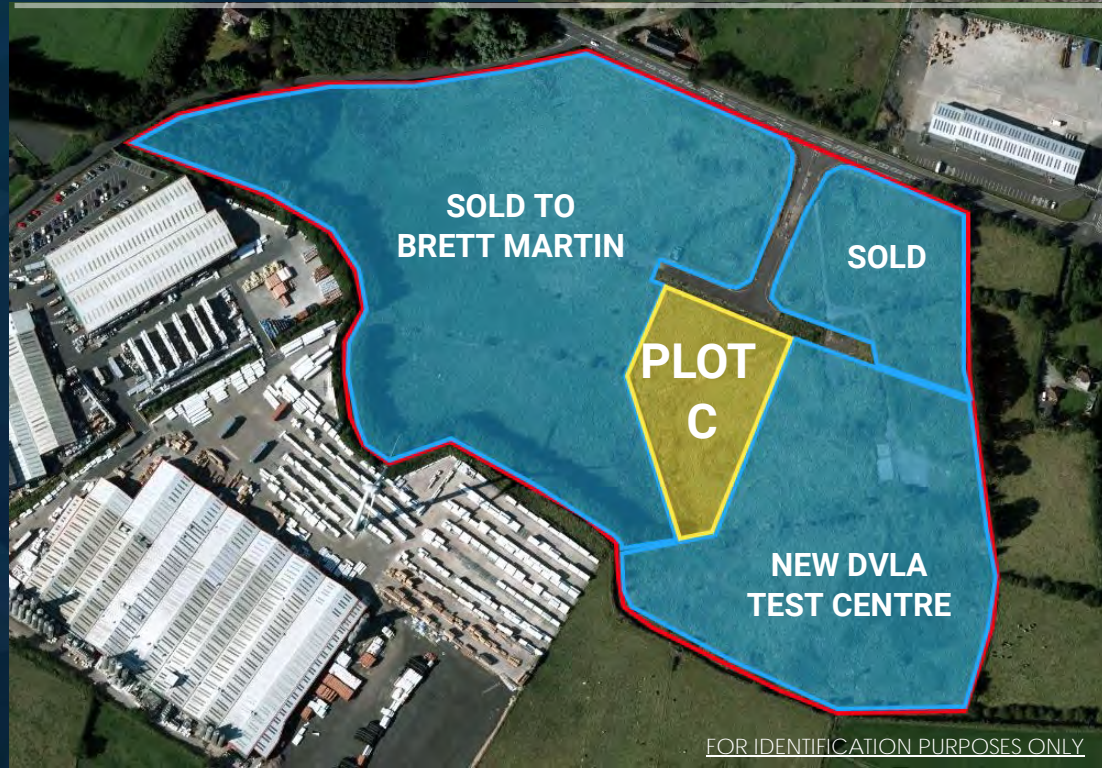
Craigarogan Business Park, 660 Antrim Rd, Mallusk

LOCATION

Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to the Province's motorway network and proximity to Larne and Belfast Harbours and the International Airport.

Mallusk is used as a base for major national and local companies and attracts interest from a wide range of occupiers across the board.

The subject site is located immediately to the South of the M2 Motorway in Mallusk, with frontage to the Antrim Road in close proximity to the Sandyknowes junction interchange.



DESCRIPTION

The remaining holding comprises a plot of serviced industrial lands accessed via a newly constructed entrance off the Antrim Road.

The subject land would be suitable for a wide variety of uses to include industrial / distribution and office, subject to any necessary planning / statutory consents.

Design and build options will also be considered.

SITE AREA

PLOT C
c. 2.03 acres (0.82 ha)



C. 1 MILE
TO M2
MOTORWAY



C. 9 MILES
TO BELFAST CITY
CENTRE



C. 17 MILES
TO LARNE
HARBOUR



C. 10 MINS DRIVE TO
BELFAST
INTERNATIONAL
AIRPORT

PLANNING

PLANNING REF: U/2013/0232/RM

ADDRESS	Lands to the South of 663 Antrim Road, Newtownabbey BT36 4RG
PROPOSAL	Proposed Industrial/Business Park (Implementation of right hand turning lane access on to Antrim Road and associated service road as approved under planning approval (U/2009/0024/O)
STATUS	Granted Tue 02 Dec 2014

PLANNING REF: U/2009/0024/O

ADDRESS	Lands to the south of 663 Antrim Road, Newtownabbey, Co Antrim
PROPOSAL	Site for proposed industrial/business park.
STATUS	Granted Tue 26 Mar 2013



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DEVELOPMENT OPTIONS

Plot C extends to c. 2.1 acres. Detailed are three options indicating how the site could be developed on a subject to planning basis.

OPTION 1: Indicates a 35,000 sq ft building

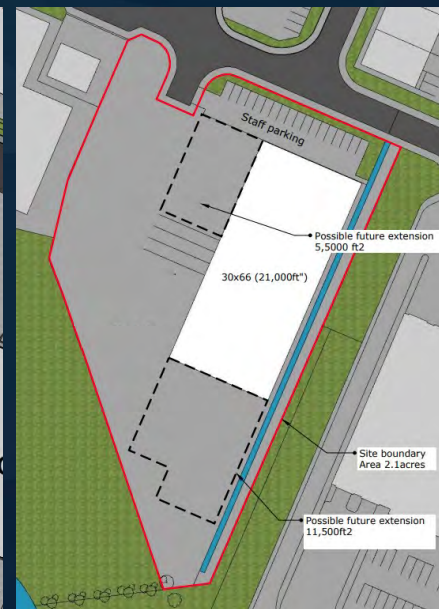
OPTION 2: Indicates an initial 21,000 sq ft building with potential to create an additional 17,000 sq ft

OPTION 3: Indicates how the lands could accommodate 2 No. 20,000 sq ft buildings

OPTION 1



OPTION 2



OPTION 3



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

SALES DETAILS

PRICE

Price on Application

TITLE

We assume the property is held under either freehold or long leasehold title

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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