



**OK  
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**TO LET**

## **Unit 3 Highgate Bus. Pk, Trench Rd, Mallusk, BT36 4TY**

Warehouse with Ancillary Office Accommodation Extending to 6,370 sq ft

**LAST REMAINING UNIT**



# LOCATION

Mallusk is one of the Province's premier commercial and business hubs enjoying direct access to the M2 Motorway at Sandyknowes Roundabout. This strategic location provides quick access to Belfast City Centre, Belfast City & International Airports, Belfast & Larne Harbours and the M1, M2 & M3 Motorway network.

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.

The unit is in an enviable location within the centre of Mallusk located between the Mallusk and Trench Road.

Neighbouring occupiers include Axalta, Kegs Direct and Mallusk Carpets.

# DESCRIPTION

Unit 3 comprises a warehouse with a two-storey office block to include a reception and 6. no offices. In addition, there is also a kitchenette and 2 no. WCs.

The building has a double skin insulated roof with translucent panels, electric roller shutter door and three phase power supply with a minimum eaves height of 4.77 m (8.3 m to the apex).

# ACCOMMODATION

## DESCRIPTION

### UNIT 3

Warehouse (to include kitchenette and 2 no. WC's 2 Storey office block (to include reception & 6 no. offices

AREA (SQ M)

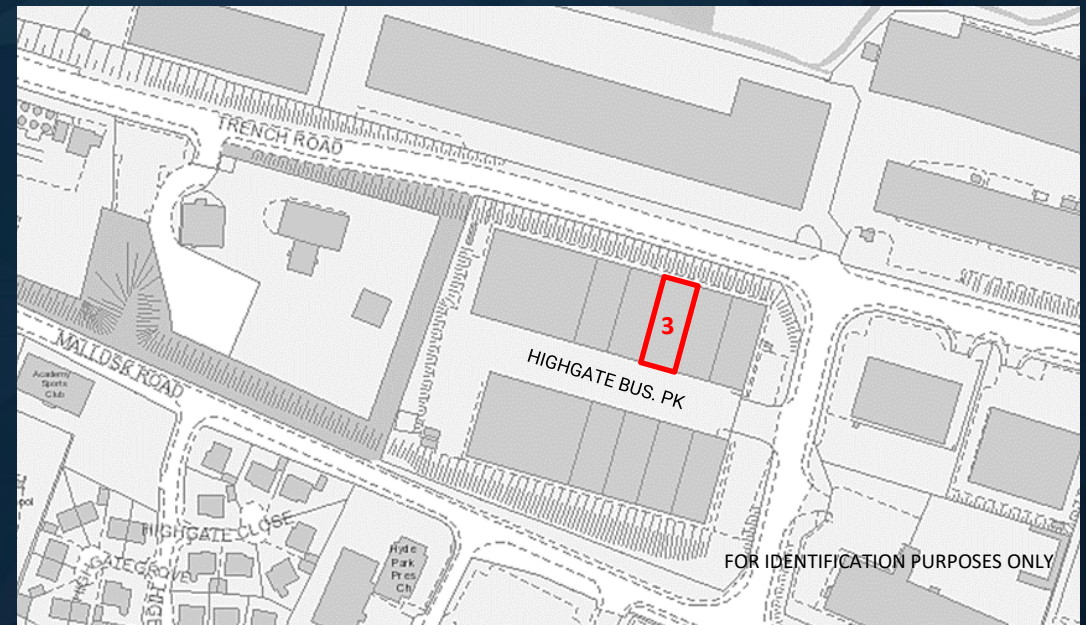
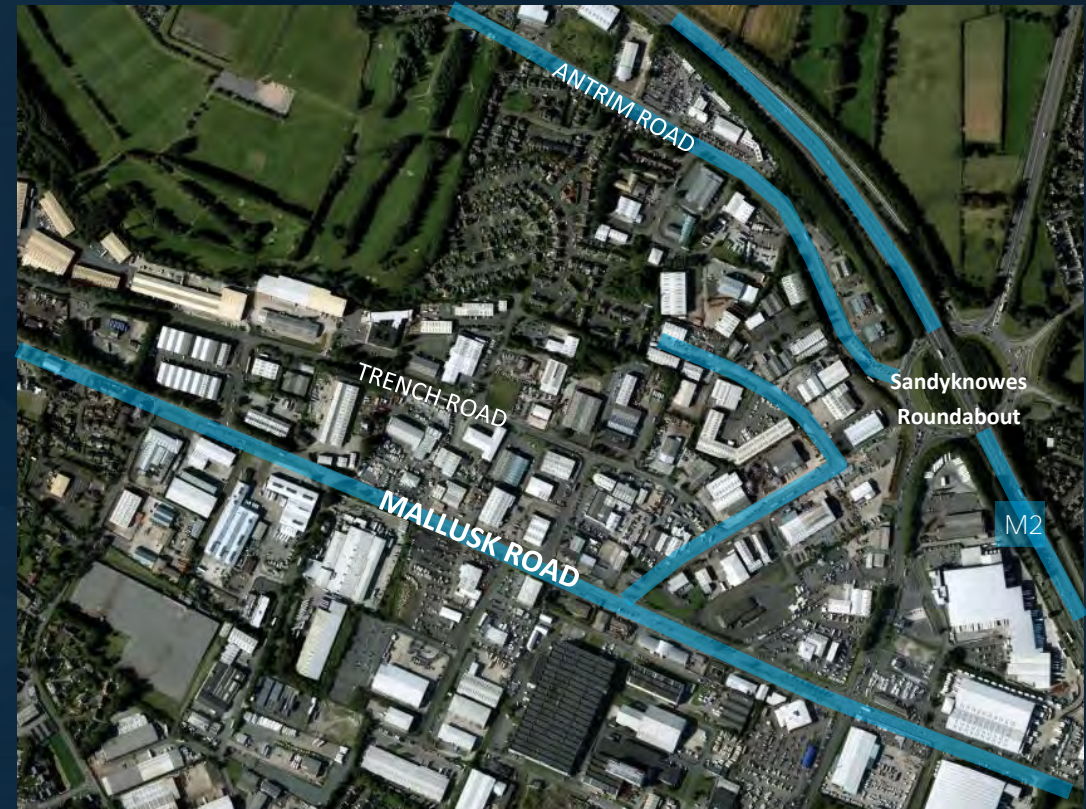
c. 477 sq m

AREA (SQ FT)

c. 5,134 sq ft

**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/uk/si/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.

REF: 8361



FOR IDENTIFICATION PURPOSES ONLY





DPD  
IRELAND

MALLUSK  
CARPETS

MAGOWAN  
TYRES

MCLAUGHLIN  
& HARVEY

WHITEHOUSE  
ENGINEERING

UNIT 3

# NEIGHBOURING OCCUPIERS

Highgate Business Park, Trench Road, Mallusk



# LEASE DETAILS

RENT: £32,000 per annum  
TERM: Negotiable  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

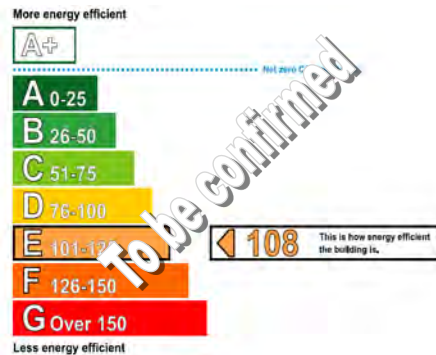
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £19,700

(Estimated. Rates Payable in accordance with LPS website: £10,659)

All prospective tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**MARK PATTERSON**

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## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

