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TO LET

Units 3 & 4 Highgate Bus. Pk, Trench Rd, Mallusk, BT36 4TY

Warehouse with Ancillary Office Accommodation ranging from 5,780 sq ft to 12,150 sq ft

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

The subjects comprise two adjoining warehouses which can be let separately or as one.

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.

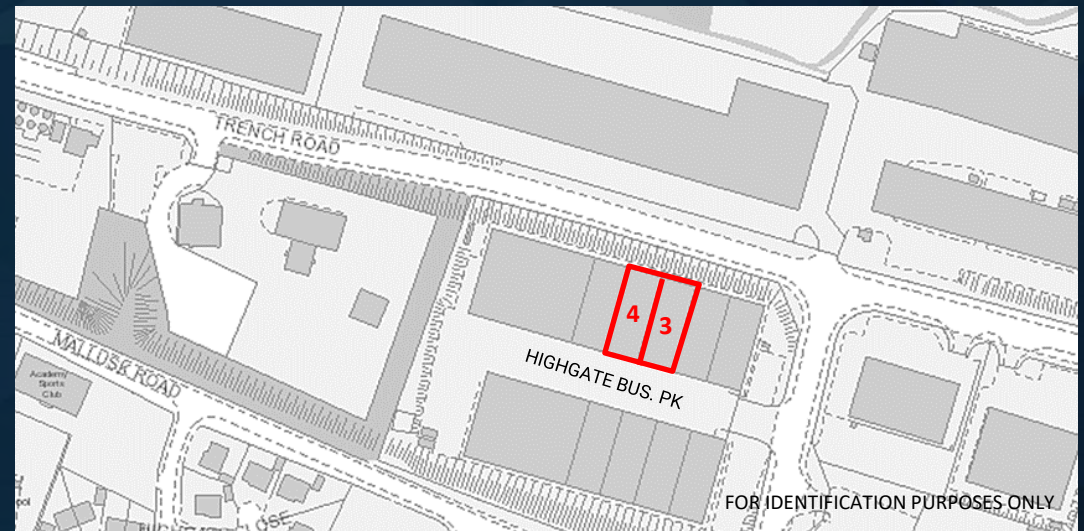
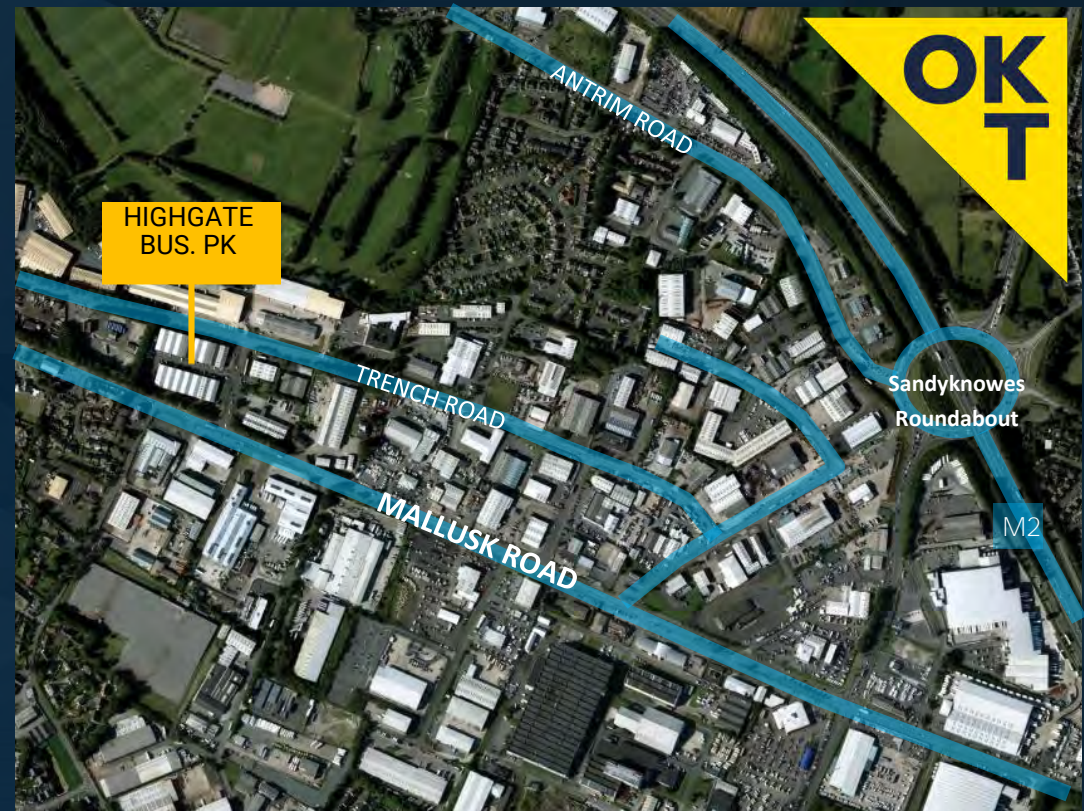
Unit 4 comprises warehouse with 2 no WC's.

Both buildings have a double skin insulated roof with translucent panels, electric roller shutter doors and three phase power supply.

The minimum eaves height of both units is 4.77 m (8.3 m to the apex).

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 3		
Warehouse (to include kitchenette and 2 no. WC's)	c. 477 sq m	c. 5,134 sq ft
2 Storey office block (to include reception & 6 no. offices)	c. 115 sq m	c. 1,236 sq ft
UNIT 3 TOTAL	c. 592 sq m	c. 6,370 sq ft
UNIT 4		
Warehouse (to include 2 no. WC's)	c. 537 sq m	c. 5,780 sq ft
OVERALL TOTAL ACCOMMODATION	c. 1,129 sq m	c. 12,150 sq ft



FOR IDENTIFICATION PURPOSES ONLY

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.

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Unit 3



Unit 4



Unit 4



UNITS 3 & 4, HIGHGATE BUS PK, TRENCH RD, MALLUSK

Warehouse with Ancillary Office Accommodation ranging from 5,780 sq ft to 12,150 sq ft



Unit 3



Unit 3



MCLAUGHLIN & HARVEY

DPD IRELAND

WHITEHOUSE ENGINEERING

MALLUSK CARPETS

MAGOWAN TYRES

UNITS 3 & 4

NEIGHBOURING OCCUPIERS

Highgate Business Park, Trench Road, Mallusk

LEASE DETAILS

RENT: Units 3 - £32,000 per annum
Units 4 - £30,000 per annum

TERM: Negotiable

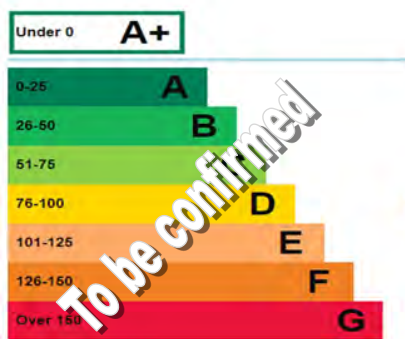
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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: Unit 3 - £19,700 (Est. Rates Payable in accordance with LPS - £10,659)
Unit 4 - £19,100 (Est. Rates Payable in accordance with LPS - £10,335)

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

EPC DETAILS



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK PATTERSON

mark.patterson@okt.co.uk

ROSS PATTERSON

ross.patterson@okt.co.uk

JAMES CHRISTIE

james.christie@okt.co.uk



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

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