



FOR SALE

On The Instructions of Melanie Giles & Neil Adair -Joint administrators of Alom Properties Ltd

Office & Warehouse Investment of c. 28,669 sq ft on a site of 1.2 Acres Producing
£109,750 per annum

1-5 Mallusk View, Newtownabbey, BT36 4FR

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LOCATION

Mallusk is a long established and favoured location for manufacturing and distribution companies due to us unparalleled access to the Province's motorway network and proximity to Larne and Belfast Harbours and the International Airport. It is used as a base for major national and local companies and attracts occupiers from a broad range of commercial enterprises. Neighbouring occupiers include Zeus Packaging, Bassetts Bathrooms, Harvey Norman, Fyfes, G4S and River Ridge.

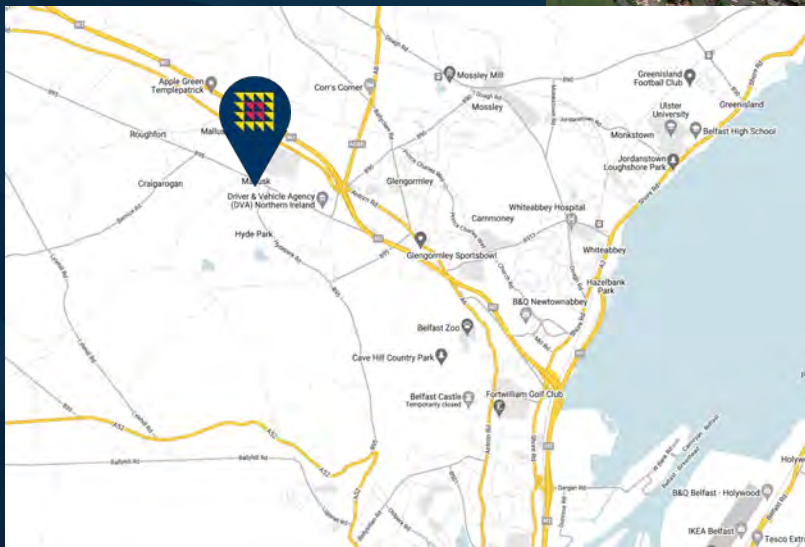
DESCRIPTION

The subject property is situated just off the Belfast Road in Central Park which is one of Northern Ireland's premier logistics / distribution hubs, located c. 8 miles from Belfast.

Neighbouring occupiers include Zeus Packaging, Bassetts Bathrooms, Harvey Norman, Fyfes, G4S and River Ridge.

The subject comprises warehouse and office accommodation within a self contained site. The building is of steel portal frame construction, with a part blockwork and part metal clad exterior, a pitched metal roof and PVC double glazed windows.

The warehouse element has screed concrete floors, electric roller shutter doors and eaves heights from c. 22ft–26ft.



The office accommodation is laid out over two levels and has been well finished, with painted and plastered walls, carpeted floors and suspended ceilings with recessed strip lighting. Each office also benefits from a self contained kitchen and WC facilities.

The site is fenced and gated with a generous concreted marshalling area.

The building has been divided into 5 units and is currently fully let under two leases.



C. 17
MILES

TO LARNE
HARBOUR



C. 9
MILES

TO BELFAST
CITY CENTRE



C. 1
MILE

TO M2
MOTORWAY



C. 10 MINS DRIVE TO
BELFAST
INTERNATIONAL
AIRPORT

ACCOMMODATION

Description	Area sq m	Area sq ft
Unit 1	C. 474 sq m	C. 5,100 sq ft
Unit 2	C. 494 sq m	C. 5,316 sq ft
Unit 3	C. 480 sq m	C. 5,172 sq ft
Unit 4	C. 485 sq m	C. 5,222 sq ft
Unit 5	C. 730 sq m	C. 7,859 sq ft
TOTAL	C. 2,663 sq m	C. 28,669 sq ft

SITE AREA

Total Site Area—1.2 Acres / 0.486 Hectares

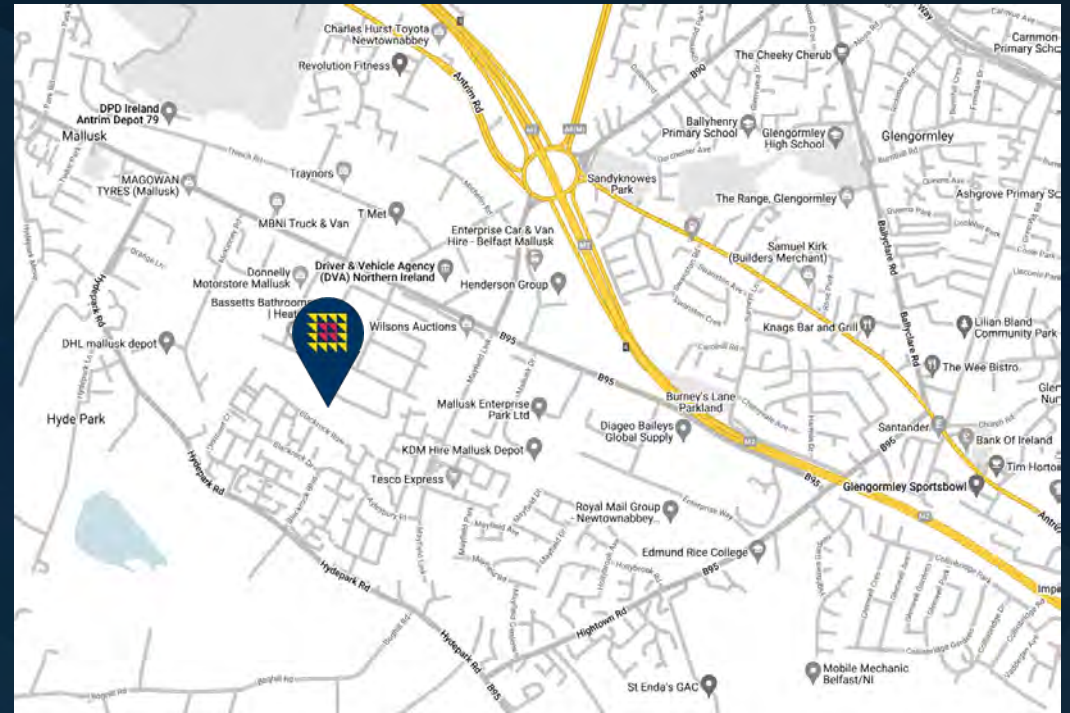
TENANCY SCHEDULE

Copy leases available on request.

Description	Tenant	Lease Expiry	Rent	Rent Review
Units 1—4	VYTA Secure Ltd*	31.01.2026	£80,000 pa	N/A
Unit 5	Testerworld Ltd (in Administration)**	08.09.2023	£29,750 pa	N/A
TOTAL			£109,750 pa	

* VYTA Secure Ltd have a tenant break option 31 January 2024 (subject to 6 months' prior written notice)

** Testerworld Ltd entered Administration on 6th May 2022





Aerial

1-5 Mallusk View, Mallusk

SUBJECT PROPERTY

Roads Service

Nicholson Bass

NK Fencing

TBF

Cowan Bros

T-MET

NK Coatings

Henderson Group

DVLA

Wienerberger

Aalco

Wilson's Auctions

Multi Packaging Sols

Redhead International

Mallusk Ent Pk

NI Trucks

Royal Mail

M2 Motorway

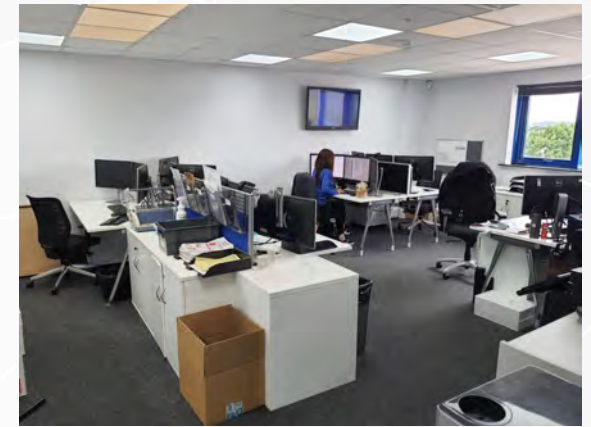
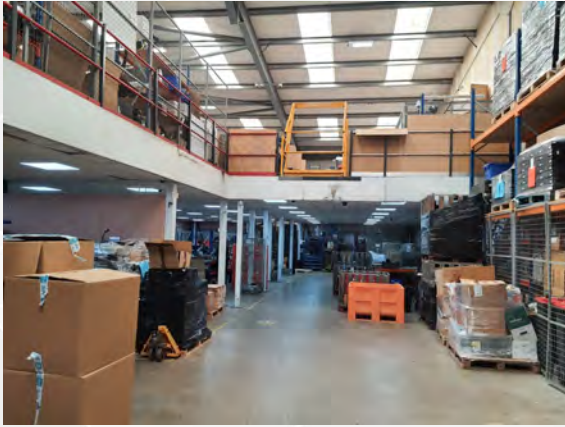


Photo Gallery

Office & Warehouse Investment

1-5 Mallusk View
Newtownabbey
BT36 4FR

SALES DETAILS

- PRICE: Offers in the region of £1,600,000— an acquisition at this level reflects a net initial yield of 6.49% and a capital value of ` £53.32 (after purchasers costs of c. 5.75%)
- TITLE: We are advised the property is held under a long leasehold title of 245 years from December 1998 subject to a ground rental of £0.05 pa if demanded
- SERVICE CHARGE: Payable by the tenants to cover the costs of the general running of the estate—currently estimated at £22,042 pax
- VAT: All prices, outgoing etc are exclusive of, but are subject to VAT.

RATES

We are advised that the current NAV for the subjects are as follows:

- Unit 1-4: £66,500 (Estimated Rates Payable: £34,844.74)
Unit 5: £26,700 (Estimated Rates Payable: £13,990.29)

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATES

- Unit 1 - C59 Unit 2 - C60 Unit 3 - C60
Unit 4 - E104 Unit 5 - C69

EPC Certificates available on request



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.

OUR REF: 9287

CONTACT DETAILS

IAIN MCCABE
ian.mccabe@okt.co.uk

MARK PATTERSON
mark.patterson@okt.co.uk



028 9024 8181 OKT.CO.UK

JOINT AGENT

PHIL SMYTH
pssmyth@lsh.ie

DOUGLAS WHEELER
dwheeler@lsh.ie

028 9032 7954 LSH.CO.UK

**Lambert
Smith
Hampton**

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.