



TO LET (following refurbishment)

6-8 Nicholson Drive, Mallusk, Newtownabbey BT36 4FH

Warehouse extending to c. 10,100 sq ft (469.5 sq m) on a site of c. 0.5 acres

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 networks.

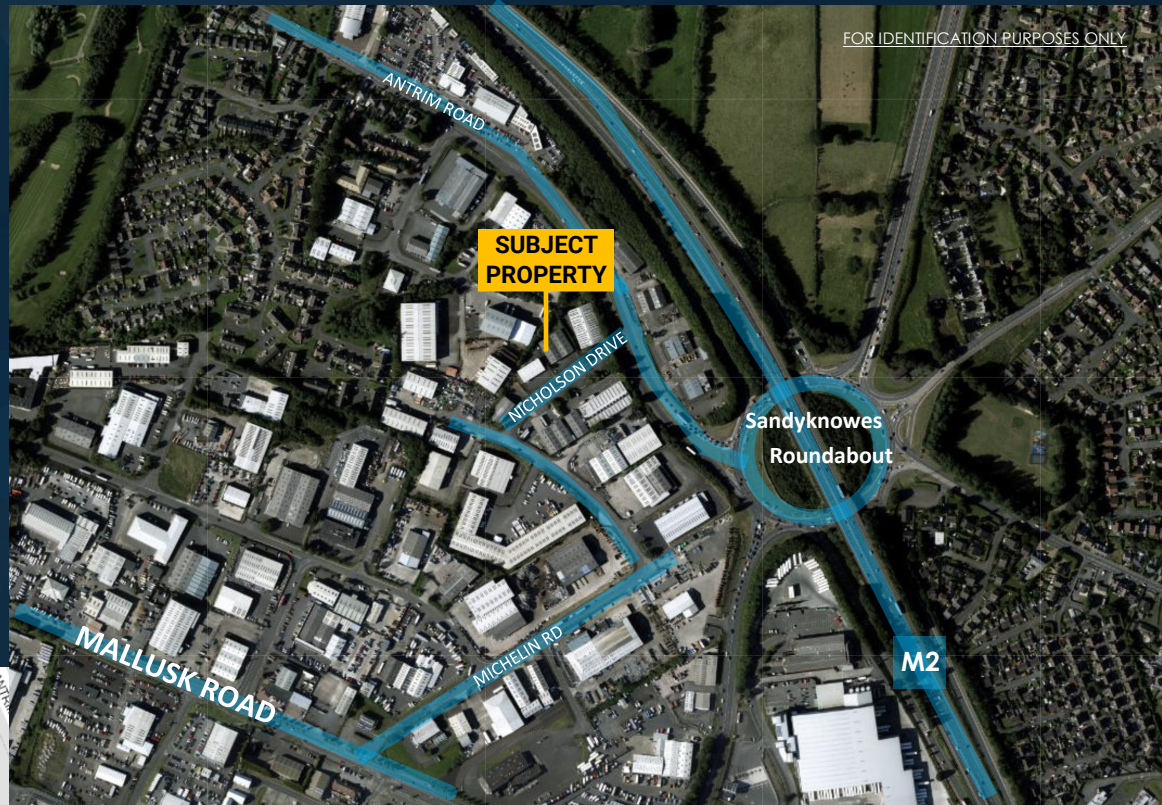
The subject property is centrally located on a self-contained site on Michelin Road with neighbouring occupiers including TPS, T-Met, First Line and Duffin Transport.

DESCRIPTION

The subject comprises a modern warehouse situated on a self-contained yard.

The warehouse is being refurbished to a very high standard to include new double skin insulated roofing and cladding with translucent panels, new LED lighting, access to rear yard for storage, two roller shutter doors and two internal single storey office and toilet blocks.

Externally the property is securely fenced, gated and laid in concrete.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
WAREHOUSE	469.5	10,100

Sub-division into two units of 5,050 sq ft is possible – further details on request



C. 1 MILE
TO
M2 MOTORWAY



C. 9 MILES
TO BELFAST CITY
CENTRE



C. 17 MILES
TO
LARNE HARBOUR



C. 10 MINS DRIVE TO
TO BELFAST
INTERNATIONAL
AIRPORT

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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/ukxi/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 10248

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Neighbouring Occupiers



M2 MOTORWAY

SANDYKNOWES
ROUNDABOUT

ROBIPAK

DHL

MICHELIN ROAD

ELITE DOORS

RICHARD AITCHESON
& CO.

NICHOLSON DRIVE

LAMP SOURCE

SUBJECT

LEASE DETAILS

RENT: £70,000 per annum
TERM: Negotiable
REPAIRS: The property will be let on a full repairing and insuring basis.

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.

RATES

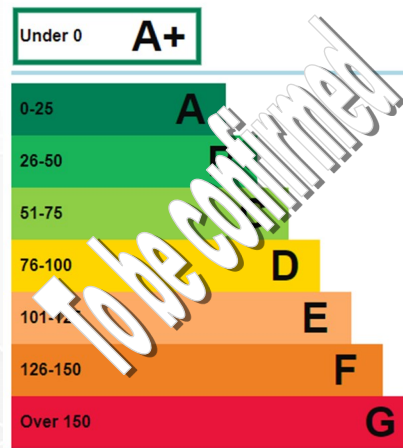
NAV: £37,700

Estimated Rates Payable in accordance with LPS website:
£22,155.91

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

VAT

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK PATTESON

mark.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

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.