

TO LET

Excellent Distribution Warehouse

Unit I, 8A Trench Road, Mallusk, Newtownabbey BT36 4WW



LOCATION

Mallusk is one of the main warehouse / trade counter / showroom / distribution centres in Northern Ireland. The subject property is located on the Trench Road, which runs parallel to the Mallusk Road, the main thoroughfare in the area. Occupiers in the development include Henderson Group, Donnelly Cars and McBride Tools. Neighbouring occupiers in the area include Wilsons Auctions, HSS Hire, Marks and Spencer, The Post Office, British Telecom, Mallusk Carpets and Bavarian Garages.



DESCRIPTION

The distribution warehouse is finished to a high standard with a generous eaves height and which incorporates a mezzanine floor. The reception and office areas are finished to a high standard with carpeted floors and suspended ceilings with inset strip fluorescent lights. The windows and entrance area comprise powder coated aluminium frames with double glazed windows and the unit has a double access door. The warehouse is finished to include concrete floor, two roller shutter doors in a steel portal frame construction with block cavity walls. The eaves height in the main warehouse is approximately 7.2 m.



RENT

£33,000 per annum exclusive

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

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VAT Applicable to above rent

ACCOMMODATION

Warehouse c. 4,507 sq.ft. (418.7 sq.m.)
 Ground Floor Office c. 1,419 sq.ft. (131.8 sq.m.)
 First Floor Offices c. 987 sq.ft. (91.7 sq.m.)
 Mezzanine Floor c. 1,987 sq.ft. (184.6 sq.m.)

**Total Accommodation c. 8,900 sq.ft. (826.8 sq.m.)
 Plus approx. 20 Carpark Spaces**

LEASE Minimum of 5 years

SERVICE CHARGE Currently charged at £1,000 + VAT p.a.
 To cover maintenance and up keep of common areas including entrance gates.

RATES NAV £22,000
 Rates payable 2019/20 £12,965.92

EPC C-54

VIEWING By appointment with Sole Agent 028 9042 4747



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

54

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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