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Industrial Property (7,240 sq. ft) with Office Block (2,780 sq. ft)
All on 11.3 acres with a (2,659sq. ft) Detached House

10 Browns Road,
Templepatrick BT36 4RN

FOR SALE

PROPERTY SUMMARY

- **Offices..... 2,780 sq. ft**
- **Warehouse 3,500 sq. ft**
- **Covered Storage.... 2,852 sq. ft**
- **Land..... 11.3 Acres**
- **Yard 0.6 acre**
- **Detached House 2,659 sq. ft**

LOCATION

This property is situated in a prime location off the Antrim Road, Newtownabbey, adjacent to Apple-green. It is accessible to both Sandyknowes and the Templepatrick junctions of the M2.

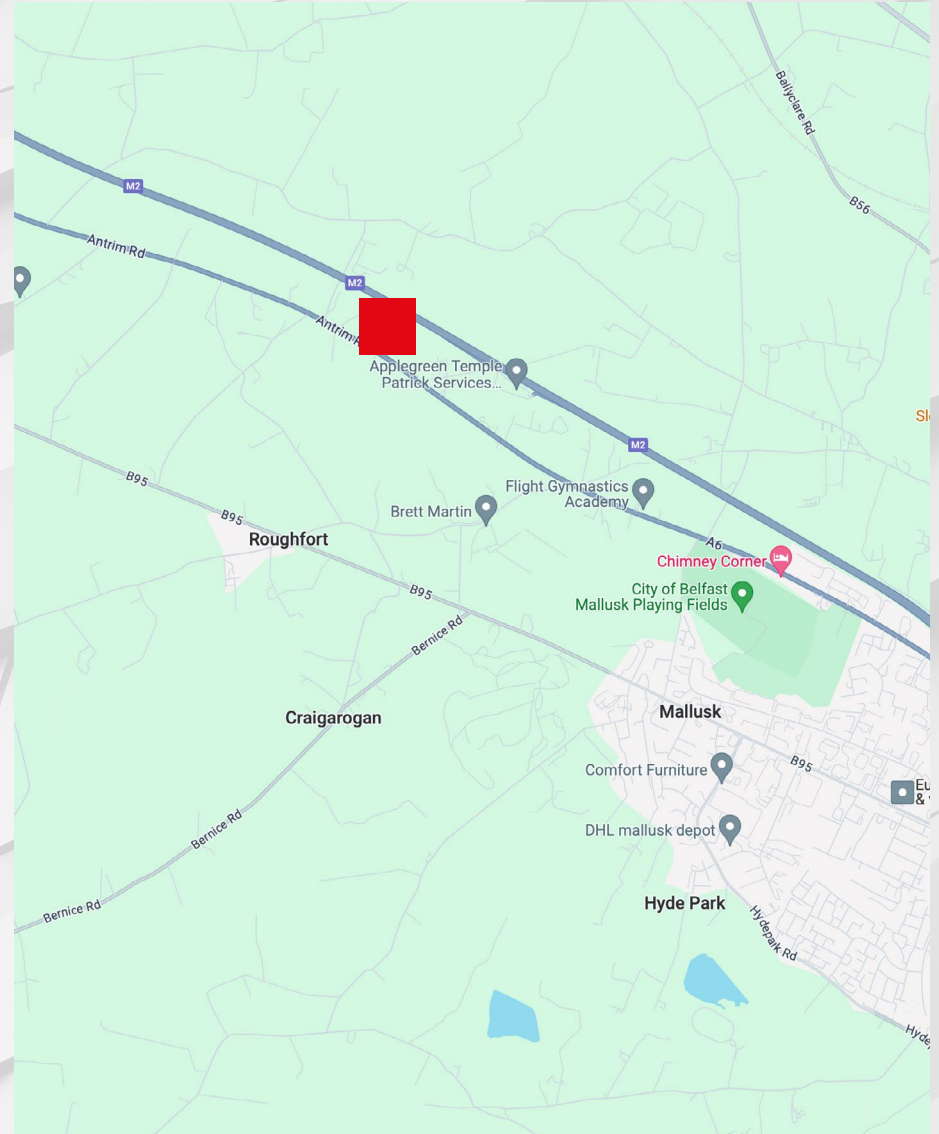
The distance from Mallusk to the property is less than two miles. Several local and UK occupiers, make Mallusk one of Northern Ireland's top industrial and warehousing destinations.

DESCRIPTION

This Property consist of a beautifully appointed 2,780 sq. ft Office Block, 3,500 sq. ft Warehouse, 2,850 sq. ft Covered Shed, 0.6 Acre industrial Yard, a Car park with 17 parking spaces and a large, 2,659 sq detached house.

There are two separate driveways on this property; One that leads to the warehouse/offices and the other to the residence. The property has a well-established warehouse space for potential business use, modern offices, and a hard surface yard.

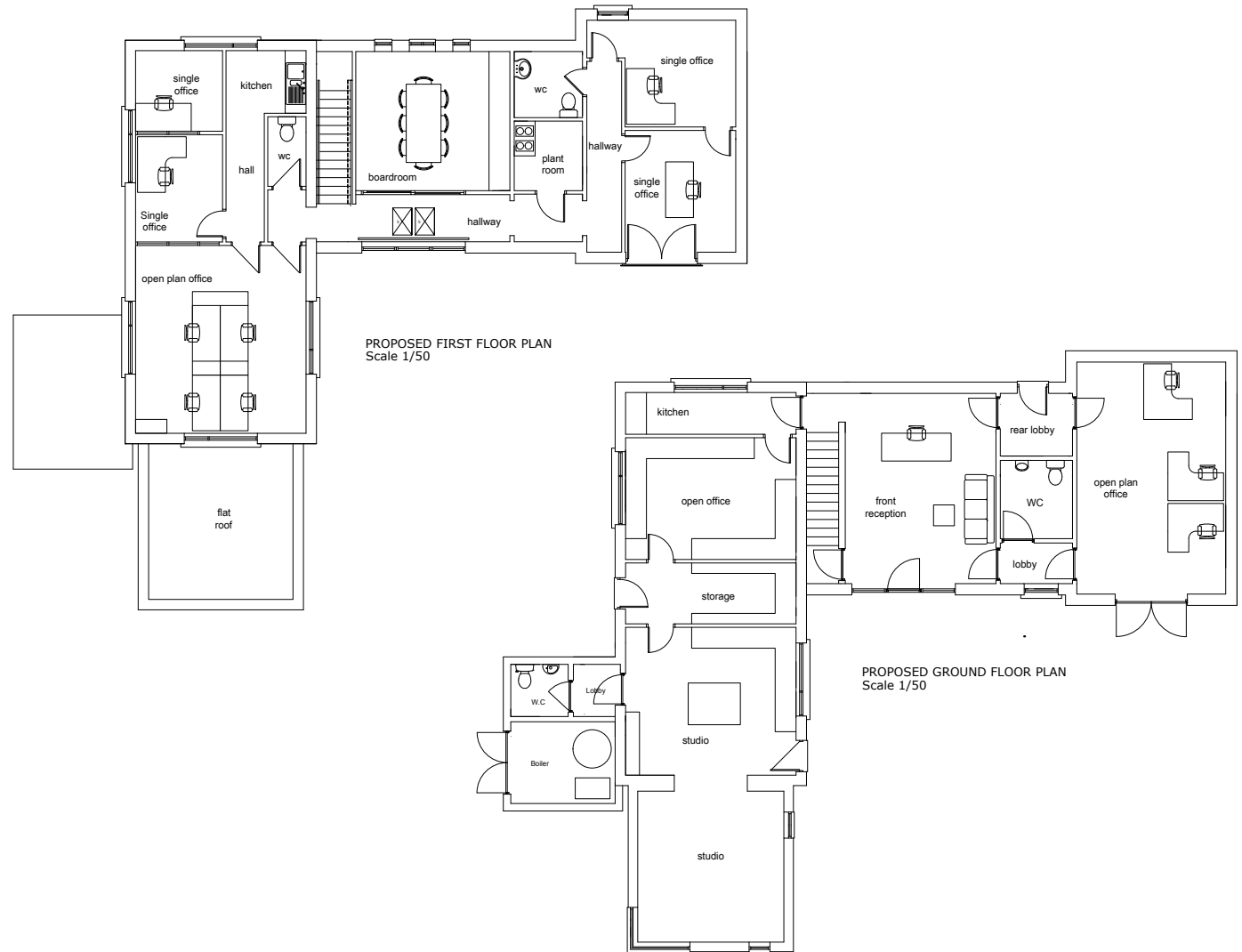
There is also 8.8 acres of agricultural land, with obvious potential to extend the industrial premises, subject to planning.



OFFICE, FLOOR PLANS / MEASUREMENTS

(all measurements in sq. ft)

Offices Ground Floor	1,502
Reception	254.46
Office 1	318.72
Office 2	175.77
Office 3	121.09
Studio	198.38
Studio	218.51
Kitchen	215.28
Offices 1st Floor	1,278
Board room	382.76
Open plan/ offices	575.44
Side offices	319.68
Total	2,780



OFFICE



INDUSTRIAL, FLOOR PLANS / MEASUREMENTS

(all measurements in sq. ft)

Industrial

Warehouse	3,487.51
Open Shed	2,852.44
Out Buildings	592.01
Canteen	308.92
Total	7,240

Yard/Land

Yard	0.6 acre
Car Park	0.1 acre, 17 spaces
Agricultural Land	8.8 Acres



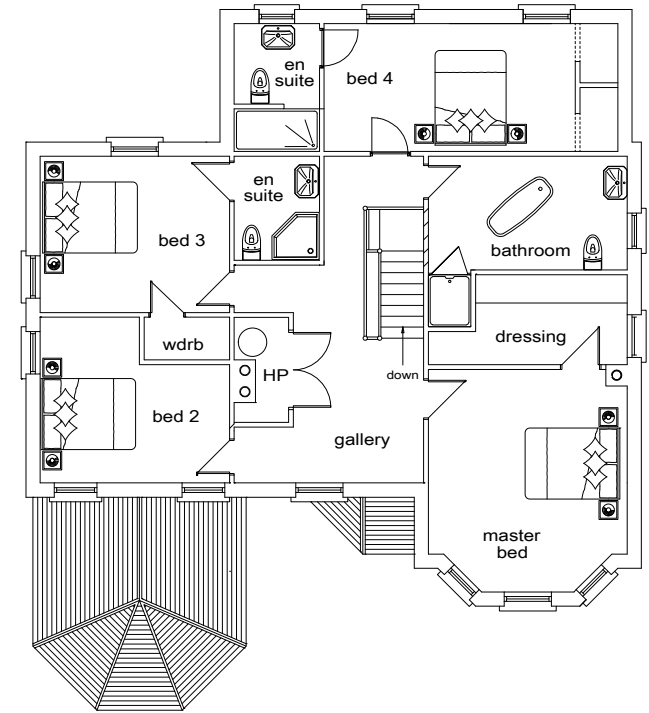
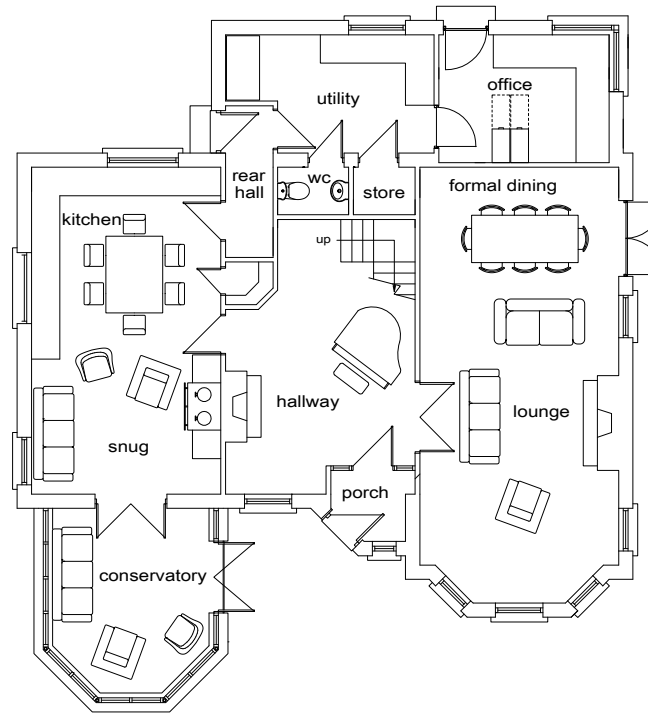
WAREHOUSE



HOUSE FLOOR PLANS/MEASUREMENTS

(all measurements in sq. ft)

House	Sq Ft
Ground Floor Plan	1,382
Rear Hallway	34.44
Kitchen/Living	297.08
Conservatory	138.53
Porch	28.26
Utility	118.4
Office	101.72
Formal Dining/Lounge	413.66
First Floor Plan	1,277
Master Bed	212.48
Dressing Area	85.9
Bed 2	150.7
Bed 3	137.78
En suite	52.31
Bed 4	180.19
En Suite	52.31
Bathroom	108.5
Total	2,659



HOUSE



PRICE

£1,200,000 One Million and Two Hundred Thousand Pounds.

RATEABLE VALUE

We are advised by LPS that the current Domestic NAV for the Dwelling is £280,000 and estimated rates are £2,558 for 2024-2025.

We are advised by LPS that the current Non-Domestic NAV for the Workshop/ Office is £14,650 and estimated rates are £8,282 for 2024-2025.

The total estimated rates for 2023 – 2024 for this property are £10,840.

EPC

House - C- 69, Office - B - 35.

A certificate can be provided upon request.

VAT

All prices are quoted exclusive of VAT which is chargeable.

VIEWING AND FURTHER INFORMATION

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