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Warehouse Premises
7,997 sq. ft.

Unit 9D,
McKinney Road,
Mallusk

TO LET

PROPERTY SUMMARY

- **Mid terrace warehouse unit located within one of Northern Ireland's premier industrial location.**
- **Warehouse of 7,997 sq. ft.**
- **6.5m eaves height.**

LOCATION

Mallusk is one of Northern Ireland's premier industrial / warehouse distribution locations, situated approximately 8 miles north of Belfast and benefits from good transport links via Junction 4 (Sandyknowes) of the M2 motorway.

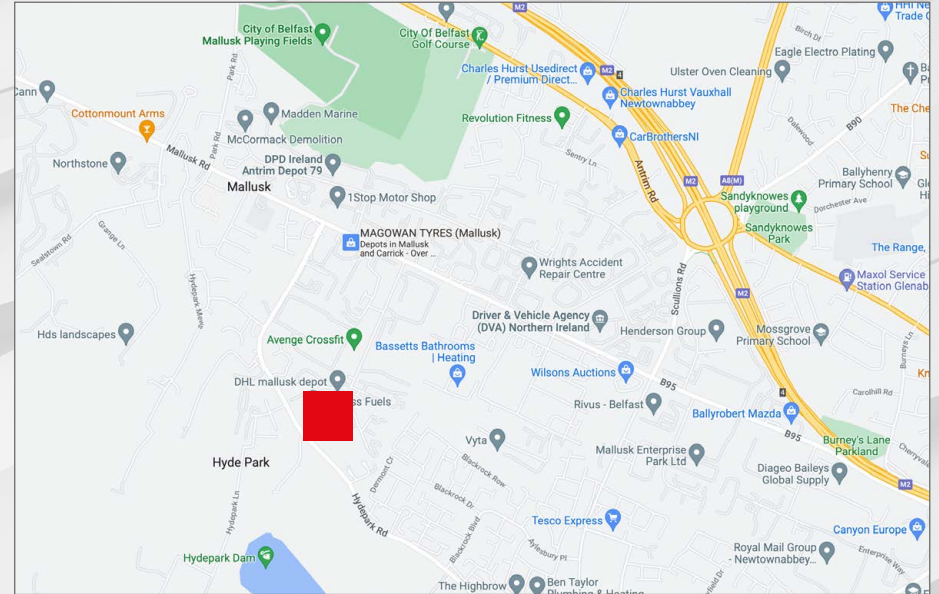
The subject units are situated within the McKinney road industrial area which is home to a number of high profile occupiers including DHL, GES Group, Nightline, Direct Deliveries and Scobie & Junior.

DESCRIPTION

The subject unit forms part of a larger terrace of similar units and includes a shared yard to the front.

The unit is of steel portal frame construction with a mix of block wall and high level metal sheeting under a pitched roof.

Internally the unit comprises an open warehouse with electric roller shutter door.



ACCOMMODATION

Unit	Description	Sq Ft	Sq M
Unit 9D	Warehouse	7,997	742.92

LEASE DETAILS

- Term: Minimum 5 Years
- Rent: £48,000 per annum
- Repairs: Effectively full repairing basis by way of a service charge.
- Service Charge: Levied to cover external repairs, maintenance, and management of the common parts.
- Insurance: Tenant to pay a proportion of the building's insurance premium.

RATEABLE VALUE

We are advised by Land & Property Services that the NAV of Unit 9D is £24,800.00.

Rates payable for 2024/25 of approximately £14,020.



EPC

A copy of the EPC Certificates can be made available upon request.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.



VIEWING AND FURTHER INFORMATION

Contact: Stephen Deyermond
Tel: 028 9089 4066
Email: stephen.deyermond@tdkproperty.com

Contact: Mark McKinstry
Tel: 028 9089 4060
Email: mark.mckinstry@tdkproperty.com

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