

# Central Park, Mallusk, BT36 4FS

Industrial and Logistics Park - Warehouse, Office, and Business Units from 500 sq ft to 80,000 sq ft



Lambert  
Smith  
Hampton

## Location

Central Park is located in the heart of the Mallusk Industrial Estate, one of the Province's premier commercial and industrial locations. Major companies who have recognised its strategic location include Marks & Spencer, The Post Office, British Telecom and Boxmore International.

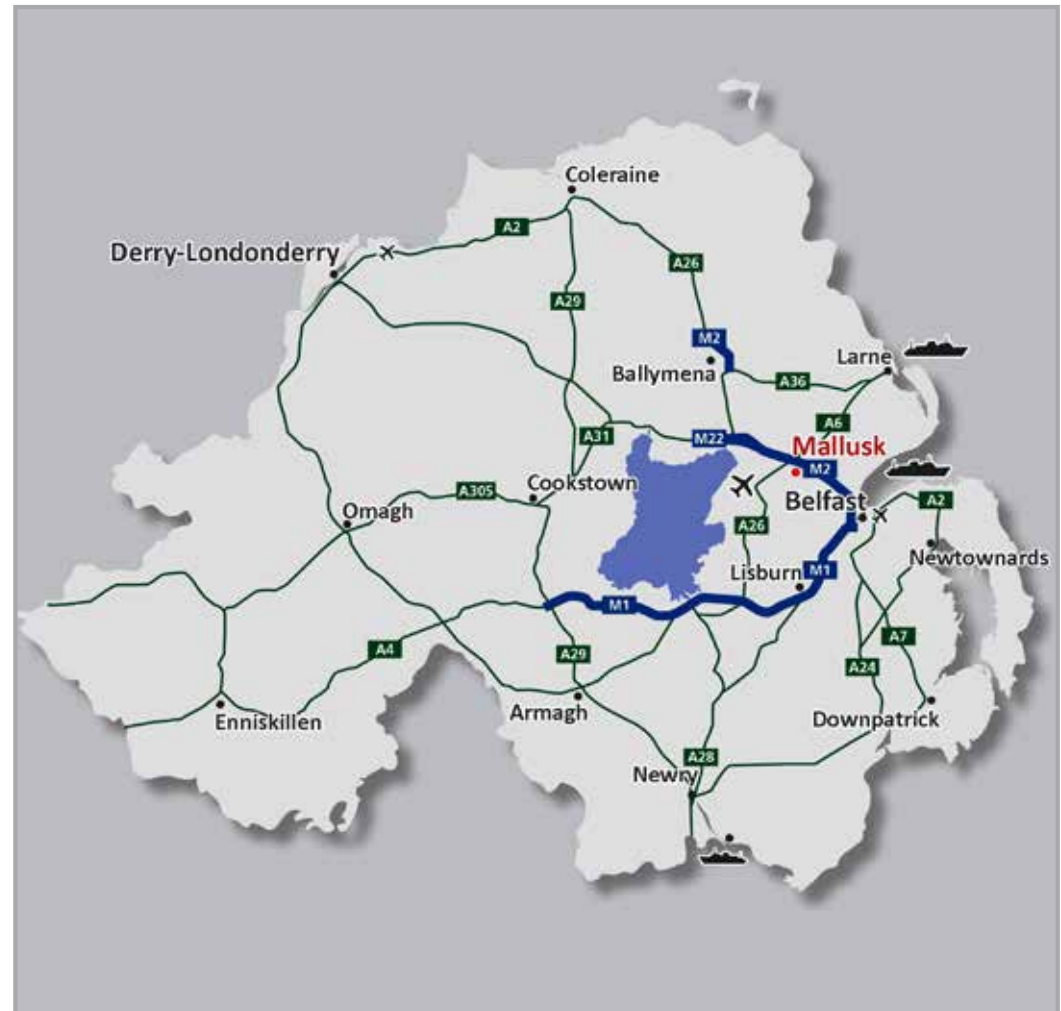
Central Park enjoys a prominent position fronting the Mallusk Road affording direct access to the M2 Motorway at Sandyknowes Roundabout providing quick access to Belfast City Centre, Belfast City and International Airports, Belfast and Larne harbours and the M1, M2 and the M3 Motorway network.

- 7 miles from Belfast Port.
- 16.8 miles from Larne Port.
- 111 miles from Dublin Port.

## Description

Central Park extends to approximately 45 acres with over 900,000 sq ft of built accommodation let to a number of major companies including ISL Waste Management, Wilsons Auctions, Harvey Norman.

Central Park offers immediately available industrial / business units and retail space in a range of sizes. Mercury Security patrol the site on a 24 hour a day basis and a pro-active estate management team is in place for the benefit of the tenants.



For Indicative Purposes Only



Building 5



Building 7



Retail / Office Units



Building 15



Building 7 - Internal



## Schedule of Warehouse Accommodation

Building No	Unit No	Type	Size Sq Ft	Eaves Height
<b>Building 1</b>				
1	3	Warehouse	22,421	6m
1	4	Warehouse	19,961	6m
1	11	Warehouse	8,876	6m
<b>Building 7</b>				
7	-	Warehouse	30,500	8.5m
<b>Building 9</b>				
9	2	Warehouse	1,677	3.8m
<b>Building 14</b>				
14	1	Warehouse & Yard	8,740	4.8m

There is a site plan below showing the layout of the estate. \*Office accommodation is available from approximately 915 sq ft to approximately 4,274 sq ft.  
\* Floor plans are available upon request.

## Schedule of Retail/Office Accommodation

Building No	Unit No	Type	Size Sq Ft	Size Sq M
10	6A	Retail	919	85.3
10	12	Office	1,884	175



Building 14



Building 14 - Yard



# Mallusk Trader Plan

Identification Only - Plan Not To Scale

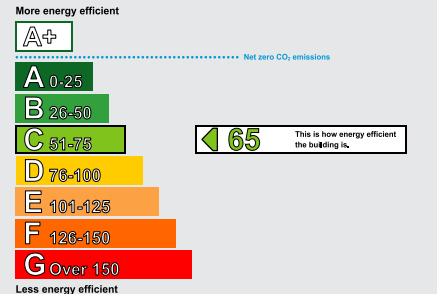
**Energy Performance Certificate** Northern Ireland  
Non-Domestic Building

Unit 11  
Building 10  
Central Park Mallusk  
NEWTOWNABBNEY  
BT36 4FS

**Certificate Reference Number:**  
9978-3052-0750-0100-4921

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

**Energy Performance Asset Rating**



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have rating as follows:	
Building environment:	Heating and Natural Ventilation	23	If newly built
Total useful floor area (m <sup>2</sup> ):	136	61	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	76.62		

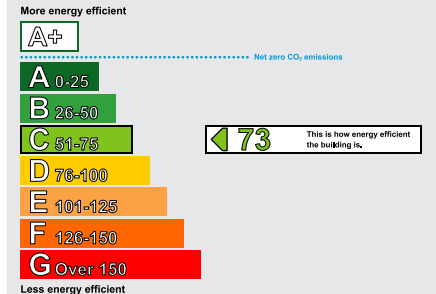
**Energy Performance Certificate** Northern Ireland  
Non-Domestic Building

Unit 12  
Building 10  
Central Park Mallusk  
NEWTOWNABBNEY  
BT36 4FS

**Certificate Reference Number:**  
9618-3012-0951-0100-4521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

**Energy Performance Asset Rating**



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have rating as follows:	
Building environment:	Heating and Natural Ventilation	26	If newly built
Total useful floor area (m <sup>2</sup> ):	165	68	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	105.7		

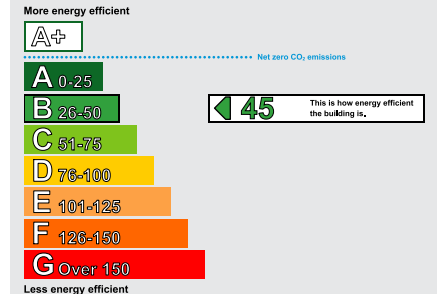
**Energy Performance Certificate** Northern Ireland  
Non-Domestic Building

Unit 13  
Building 10  
Central Park Mallusk  
NEWTOWNABBNEY  
BT36 4FS

**Certificate Reference Number:**  
0220-8917-0395-9440-2094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

**Energy Performance Asset Rating**



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have rating as follows:	
Building environment:	Heating and Natural Ventilation	24	If newly built
Total useful floor area (m <sup>2</sup> ):	165	65	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	65.49		

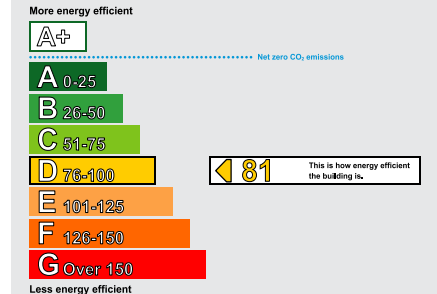
**Energy Performance Certificate** Northern Ireland  
Non-Domestic Building

Unit 14b  
Building 10  
Central Park Mallusk  
NEWTOWNABBNEY  
BT36 4FS

**Certificate Reference Number:**  
0394-2229-1030-4300-6403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

**Energy Performance Asset Rating**



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have rating as follows:	
Building environment:	Heating and Natural Ventilation	26	If newly built
Total useful floor area (m <sup>2</sup> ):	83	68	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	84.3		



Building 1 - Yard

## Lease Details

Rent: Please contact the agent.

Term: By negotiation.

Repairs: Tenants are responsible for internal repairs and external repairs (by way of Service Charge).

Service Charge: A Service Charge will be levied to cover the cost of services such as security, estate management, maintenance of common areas etc.

Insurance: Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit.

## Rates

Please contact the agent, for further information.

## Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Ian Harbinson  
**07876 454232**  
iharbinson@lsh.ie

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