

10-12 McKinney Road, Mallusk, BT36 4PE

To Let (May Sell)

Zoned industrial lands suitable for Design & Build opportunities and yard space totalling 7.5 acres (can be sub-divided)



**Lambert
Smith
Hampton**

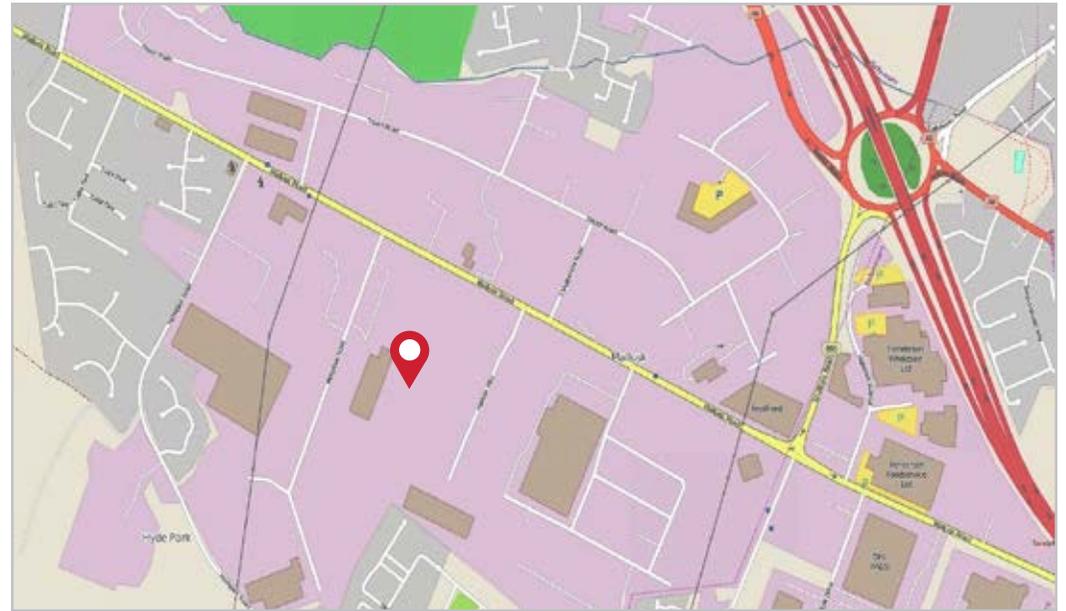
Location

The subject lands are located in the centre of Mallusk, 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.

The subject property enjoys a position fronting McKinney Road. Mallusk benefits from 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.

- 8.8 miles from Belfast Port.
- 17.2 miles from Larne Port.
- 111 miles from Dublin Port.

Neighbouring occupiers include Montracon Trailers, STL Logistics, Nightline, Palmer & Harvey and DHL.



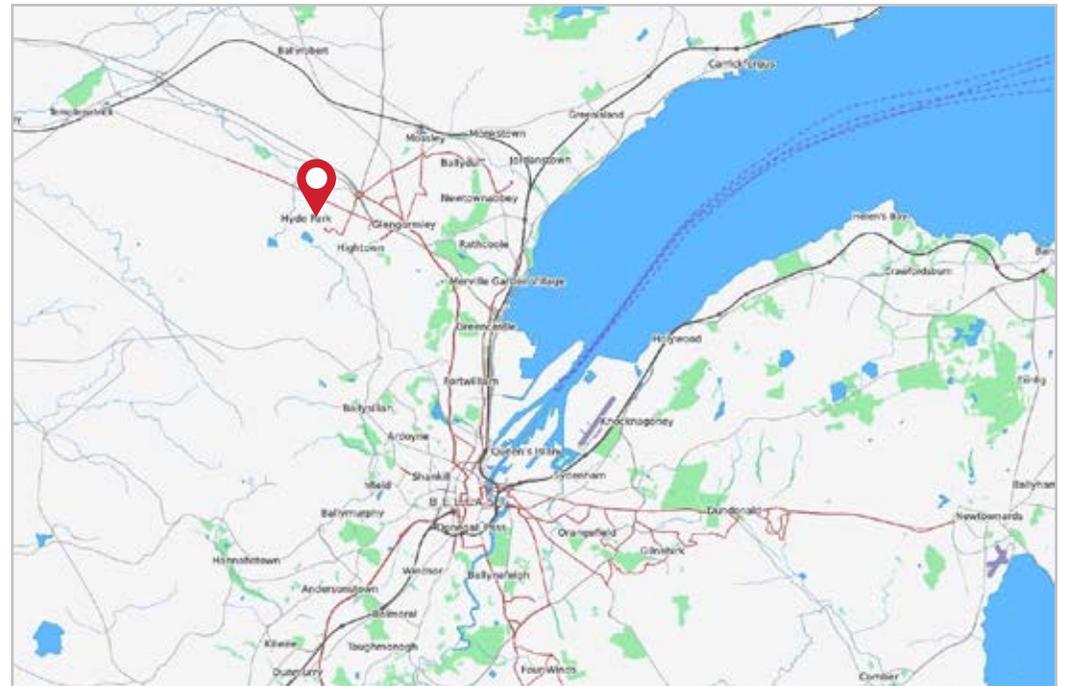
Description

The subject lands are currently laid in part concrete/hardcore. Part of the lands are currently rented out as yard space which can be provided from 1 acre to 5 acres. Please contact the agent for further information.

Design and build proposals will be considered. Please contact the agent for further details.

Planning/Zoning

The subject lands are zoned for employment/industry in the Belfast Metropolitan Area Plan 2015.



For Indicative Purposes Only

Schedule of Accommodation

Site	7.5 acres	3.055 hectares
------	-----------	----------------

* Please contact the agent to discuss specific requirements.

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 respective demise.

Price

The owner may consider a sale of the subject lands as a whole or in part. Please contact the agent for further information.

Stamp Duty

This will be the responsibility of the purchaser.



For Indicative Purposes Only



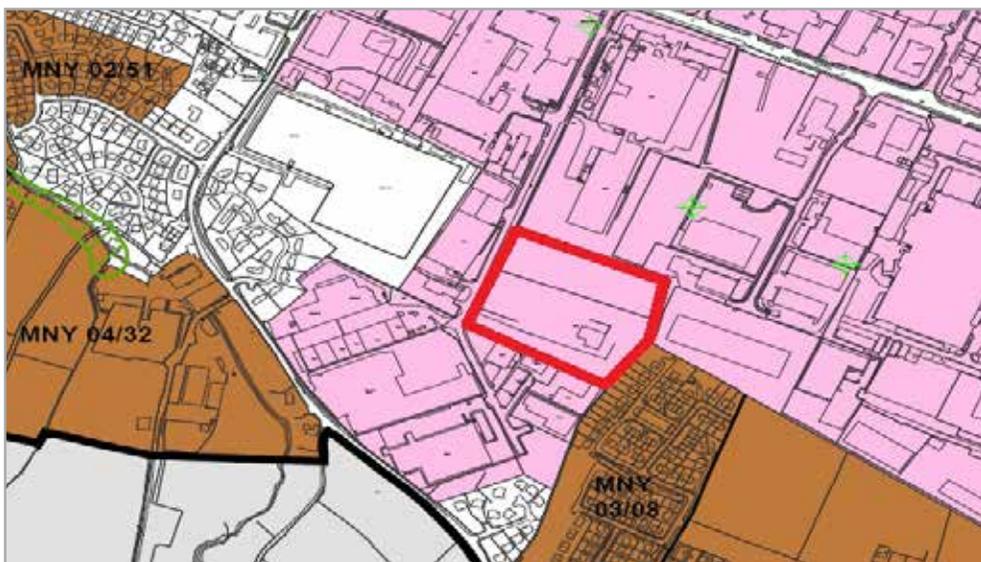
For Indicative Purposes Only

Option A



Option B





For Indicative Purposes Only

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 prices quoted.

Viewing Details / Further Information

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

**Lambert
Smith
Hampton**

Ian Harbinson
028 9026 9257
iharbinson@lsh.ie

Lambert Smith Hampton
Clarence House
4/10 May Street
Belfast
BT1 4NJ

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2016

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.