



Unit 5C, Hydepark Industrial Estate, McKinney Road, Newtownabbey, BT36 4PE

To Let | 8,465 sq ft

Excellent Showroom, Workshop & Office Unit

028 9020 5900
mcconnellproperty.com



Unit 5C, Hydepark Industrial Estate, McKinney Road, Newtownabbey, BT36 4PE

Summary

- Rent: £48,000 per annum FRI
- Business rates: £13,740.08 per annum
- Service charge: £0.50 per sq ft estimated
- VAT: Applicable. All figures exclusive of VAT
- Lease: New Lease

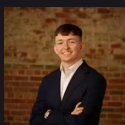
Further information

- [View details on our website](#)

Contact & Viewings

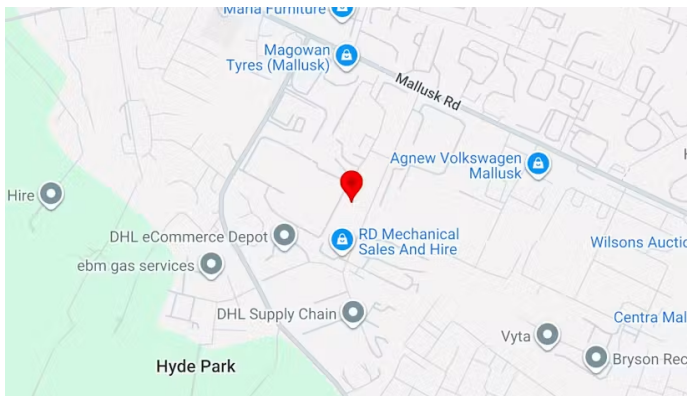


Frazer Hood
07753 817003
frazer.hood@mccconnellproperty.com



Manus Doherty
028 9002 4144
Manus.Doherty@mccconnellproperty.com

028 9020 5900
mccconnellproperty.com



Location

Mallusk is one of Northern Ireland's leading retail showroom and warehouse locations, situated approximately 8 miles from Belfast City Centre via junction 4 of the M2 Motorway.

Belfast International Airport (10 miles) and the Ports of Larne (15 miles) are both within easy travelling distance.

Specifications

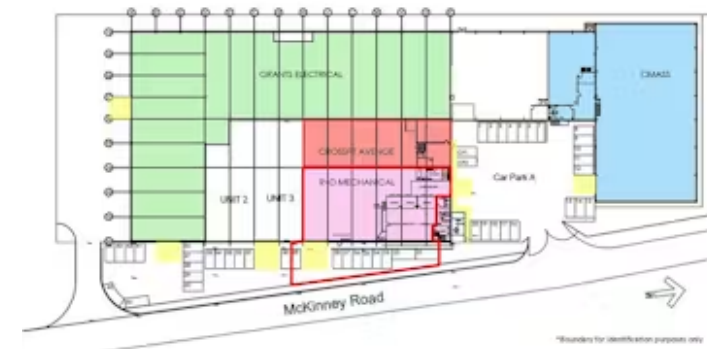
EPC has been commissioned, will be available in > 28 days.

Insurance: Estimated £0.20 per sq ft.

Accommodation

Name	sq ft	sq m
Ground - Workshop	4,865	451.97
Ground - Showroom	1,800	167.23
1st - Office	1,800	167.23
Total	8,465	786.43

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks. If this can either be included in a fixed location or added as one of the options that we can toggle on/off that would be fantastic.



Description

The unit, which has excellent main road frontage and visibility, is of portal frame construction and is subdivided to create a showroom, workshop and first floor offices.

The property is brick built up to a height of c. 7ft with new profile sheet steel cladding above and a similarly clad roof incorporating Perspex roof lights.

The showroom has a powder coated aluminium glazed entrance door and is fitted to include completed concrete flooring and suspended ceilings incorporating neon strip lighting.

The workshop has a roller shutter door and maximum eaves height of c. 6.1m / 20ft. The workshop has a staff kitchen and toilet facilities whilst the showroom and offices have separate kitchen W/C facilities. The unit has an apron to the main road frontage and 9 assigned parking spaces.

