

Sandyknowes Business Park, 605a Antrim Road, Mallusk, BT36 4RY

To Let

Design and Build Opportunities Suitable for Office, Industrial and Hotel Use



**Lambert
Smith
Hampton**

Location

Sandyknowes Business Park is located on the periphery 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.

Sandyknowes Business Park enjoys a prominent position fronting the Antrimline 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

Sandyknowes Business Park extends to approximately 5 acres with over 60,000 sq ft of built accommodation let to a number of major companies including Chain Reaction Cycles, Expeditors and Movianto.

Sandyknowes Business Park can offer design and build office or industrial units from a range of sizes.

Outline planning permission granted on 28 June 2011 for a mixed use development to include storage/distribution units, hotel with restaurant, local retail convenience unit with associated parking (Ref: U/2008/0340/O).

Please contact the agent for further information.



For Indicative Purposes Only

Schedule of Accommodation

Site	1.92 acres	0.77 hectares
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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.



Expeditors



Movianto



Chain Reaction Cycles



Site



Site

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:

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