



## TO LET

### WAREHOUSE c 8930 sq ft Michelin Road Industrial Estate Mallusk

High specification warehouse unit with extensive yard space located within the well established and popular Mallusk area.

Suitable for a variety of commercial/industrial/distribution uses

The subject premises are constructed with a steel portal frame, smooth concrete floor with block walls and insulated profile cladding.

Access to units is provided by an electrically operated roller shutter doors (3.4 metres wide x 5.1 metres high), plus pedestrian door.





# M.LARGE

## PROPERTY

### LOCATION

9 Michelin Road. Modern Business Park constructed circa year 2000. 3.3 acre site. Approx. 2 acre communal parking/marshalling area with asphalt surface.

Security fence around entire site.

24/7 CCTV and electronic gate monitoring.

Security patrol/lock up every day.

### BUILDINGS

Steel portal frame with masonry infill. Profile aluminium cladding.

### UNIT H FEATURES

End unit with high visibility from roadway.

Aluminium panel/shutter electrically operated goods entrance door approx. 3.4mx5m.

Pedestrian entrance door with electrically operated steel shutter security over.

There is one emergency exit at the rear leading to a paved evacuation route. Two windows with security grills at ground floor level. One window at first floor level.

The unit has recently had all the electrics tested and brought up to the latest standards.

There is a fully functioning alarm system.

There are female and male/disabled toilets to ODA standards on the ground floor.

The unit has a 'footprint' of 5916 sq ft. The mezzanine floor and office is approx. 1200 sq ft.

The offices, meeting room and staff kitchen/rest room on the first floor are approx. 1000 sq ft giving a total usable space of 8116 sq ft.

There is a carpeted main access stairway with a steel emergency exit to the rear.

The mezzanine area is factory built, with cladding over steel 'I' beam construction.

There is a steel stairway at either end.

The workshop area, located under the mezzanine has wash and shower facilities.



# M.LARGE

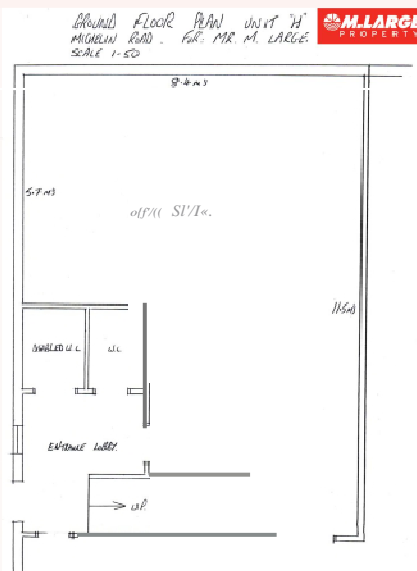
## PROPERTY



M.LARGE  
PROPERTY



M.LARGE  
PROPERTY



M.LARGE  
PROPERTY



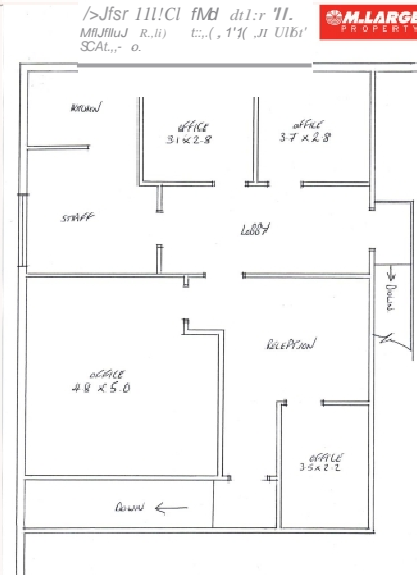
M.LARGE  
PROPERTY



M.LARGE  
PROPERTY



M.LARGE  
PROPERTY



M.LARGE  
PROPERTY



M.LARGE  
PROPERTY



M.Large Property Ltd  
Coolewell  
Church Road  
Newtownabbey  
BT36 6DH  
Tel +442890342838  
sales@mlarge.com  
www.mlarge.com

# **M.LARGE** PROPERTY



## ADDITIONAL FIXTURES

The unit benefits from gas heating throughout including a warehouse heater unit.  
The warehouse includes recently installed racking.

## COMMERCIALS

The NAV is £18700

For more details and to arrange a viewing contact M.Large Property Ltd on

**+442890 342838**

or email: [sales@mlarge.com](mailto:sales@mlarge.com)



M.Large Property Ltd  
Coolwell  
Church Road  
Newtownabbey  
BT36 6DH  
Tel +442890342838  
[sales@mlarge.com](mailto:sales@mlarge.com)  
[www.mlarge.com](http://www.mlarge.com)