



# MALLUSK

ENTERPRISE  
PARK

*Making Enterprise Possible*

*Available Space*

**Unit 41: Commercial Office**  
**Size: 370sq. ft.**

**£339.17+ vat pm**

**To Let – available from 1st December 2021**

## SUMMARY

- Ground floor office
- 370 sq. ft.
- Unit comprises separate kitchen area with two sinks and space for a dishwasher, fridge etc.
- On-site administration services
- 24/7 access
- Ample free parking for both office use and visitors
- Secured site, monitored 24/7
- Free business networking opportunities
- Reduced rates for conference room hire (outside catering also available)
- Mailbox service available
- Tea/coffee making facilities available

## ADDITIONAL INFORMATION

Mallusk Enterprise Park is a modern business park comprising various commercial units, occupied by a mix of tenants. This office style unit is situated on a self-contained site of approx. 80 units and benefits from generous car parking, 24/7 security surveillance and 24/7 park access for residents.

Unit 41 is located on the ground floor of The Hightown Building with a service area of 370 sq ft.

There are plastered and painted walls throughout with suspended ceilings housing acoustic ceiling panels with a combination of recessed lighting, computer network cabling, carpeted flooring.

Mallusk is one of Northern Ireland's leading commercial areas located c. 8 miles north of Belfast city centre with direct access to the M2 motorway and the wider province. Suitable for a wide variety of office uses and general commercial business users, subject to landlord's consent, and applicable statutory controls.

## DIRECTIONS

Travelling along the M2 out of Belfast, exit at junction 4 to the Sandyknowes Roundabout, take the first exit to Scullions Road. At the traffic lights turn left on to Mallusk Road, take the first turning on the right to Mallusk Drive. Mallusk Enterprise Park is the second turning on the left.

