

# YOUR GATEWAY TO EUROPE

A Borough of Innovation and Opportunity



## 01

# Welcome to Antrim and Newtownabbey Borough Council

**If you're reading about Antrim and Newtownabbey Borough Council for the first time, we're delighted to introduce you to your gateway to Europe.**

As a young, dynamic and fast-growing Borough located close to Belfast, Northern Ireland, we have already developed an enviable reputation as a great place to do business.

We have a young, highly educated and skilled workforce, advanced infrastructure, a wealth of state-of-the-art business facilities, competitive operating costs (30% on average lower operating costs than the rest of the UK), and a convenient location that makes mainland Europe accessible in under 2 hours.

Our digital infrastructure is excellent, alongside a quality yet affordable housing market and an efficient and well connected transport system.

**We have 4,020 VAT registered businesses operating in our locality and over 80% of the working age population in employment.**

Already, some of the world's leading companies, across many diverse sectors, realize the economic benefits of trading in a region that offers fast, easy access to two international ports and three airports (two in Belfast and one in Dublin).

Ours is a region of real opportunity – and with so much to offer businesses seeking expansion opportunities, whatever your industry happens to be, we're here to help you grow.

We hope this brochure will give you a flavor of the many exciting benefits our region has to offer when it comes to business, infrastructure, education, people, and, of course, lifestyle.

*Our team at Antrim and Newtownabbey Borough Council is always ready to welcome new businesses to our region.*

So, if you're ready to begin your journey, or you'd simply like to find out more about us and the great opportunities we have to offer - **please get in touch and together we'll get started!**



*Jacqui Dixon*

**Jacqui Dixon**  
Chief Executive



*Paul Michael*

**Councillor Paul Michael**  
Mayor of Antrim and Newtownabbey

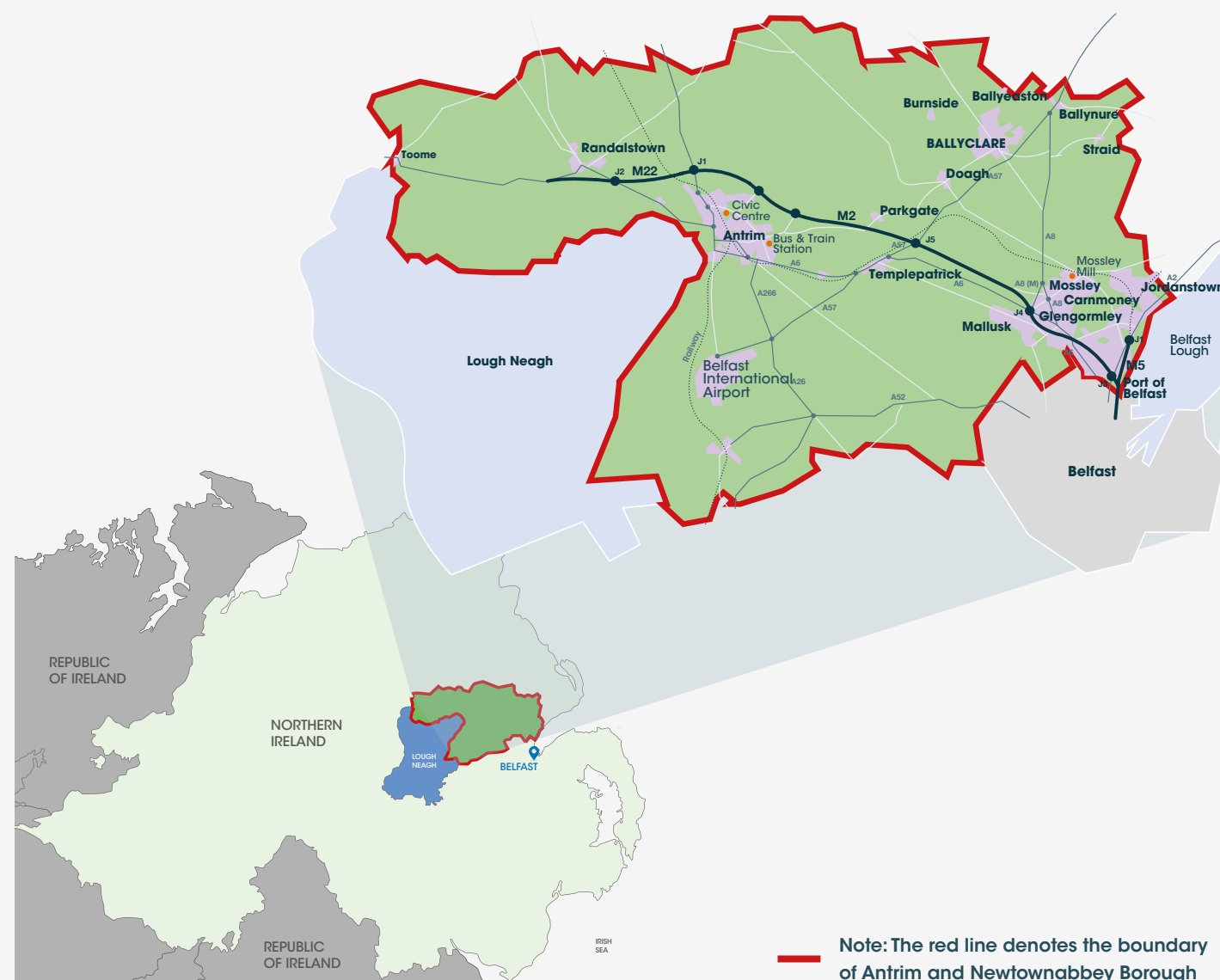


## 02

## Our strategic location...

**Comprising 710 sq. kilometers from the shores of Lough Neagh in the West to the shores of Belfast Lough in the East, our Borough occupies an important strategic position within Northern Ireland.**

Our northern boundary with Ballymena leads to the stunning Glens of Antrim and the thriving Port of Larne, while to the south our Borough borders the bustling cities of Belfast and Lisburn.



## 03

At a glance:  
Our region by numbers...

We have a Borough population of

**141,000**



**6,000,000**

passengers per annum arriving and departing through Belfast International Airport – Northern Ireland's largest gateway

**2**

other airports (George Best Belfast City and Dublin) accessible within **90 minutes**, ensuring easy and direct access to over **180** destinations in **40** countries



**3 HIGHER EDUCATION FACILITIES**

3 higher education facilities with over **20,000** students



**27%**

educated to degree level or above

**400,000**

annual visitors received by **3,400** beds in quality accommodation across the Borough

**65,000**



vehicles passing by each day on the M2 corridor (one of 3 major transport corridors through the area)



**3**

theaters

**2**

hospitals



**4,020**

VAT registered businesses



**30%**

30%\* lower operating costs than the rest of the UK \*(on average)

**3,000**

micro-businesses



**70%**

of the working age population employed in the private sector

04

Our vision...

Having a clear, focused and achievable vision is vital for any ambitious, strategic and forward-thinking organization.

That’s why our vision is simple, and 100% focused on making our area better for everyone who lives, works, invests and visits:

“To create a prosperous *place*, inspired by our *people* and driven by *ambition*”.

Place	People	Prosperity
A place where people take pride in their surroundings.	Our communities will have access to high-quality services and facilities.	We identify and support entrepreneurship, have a strong competitive advantage and are a center of excellence for leading-edge companies.
A place where people feel safe.	Our community is inclusive and supportive and encourages a culture of tolerance, diversity and respect.	We have a world-class infrastructure which attracts inward investment and supports productivity, exports and business growth.
A place where people use or recycle their waste.	We communicate clearly with our residents, listen to their feedback and respond to their needs.	We stimulate business activity to sustain existing jobs and create new employment opportunities.
A place where we protect and enhance, where possible, our natural habitat and built heritage.	We will achieve excellence in customer and service quality standards, which will be recognized through accreditation schemes.	We maximize tourism opportunities and have a strong arts and cultural economy.

05

Our mission...

As with our vision, we wanted our mission statement to reflect our purpose: in other words, who we are and what our role is within the wider community.

As a Borough Council, we realize that our achievements are never about us as an organization: everything we do is on behalf of the people and interests we serve.

“To meet and exceed the needs and aspirations of our people and be recognized for leadership and excellence both locally and beyond”.



## 06

# Our goal: Creating prosperity...

## Our commitment to prosperity as set out in our Corporate Plan 2015-2030 is:

*"We will encourage and support economic growth in our Borough to create a vibrant and prosperous economy, which is attractive to new, as well as existing businesses".*

### Our goals for 2030 are to:

- Identify and support entrepreneurship, maintain a strong competitive business advantage and remain a center of excellence for leading-edge companies.
- Support and develop a world-class infrastructure which will attract inward investment and support productivity, exports and business growth.
- Stimulate business activity to sustain existing employment and create new employment opportunities.



## 07

# Home to many large global businesses...

## With ready access to major ports and airports, Antrim and Newtownabbey Borough is your ideal gateway to Europe.

Why? Because as well as being home to over 4,000 registered businesses, our region is also a major center for companies operating in the **Advanced Manufacturing, Materials and Engineering, Construction, Life and Health Sciences and Digital and Creative sectors.**

### Our leading-edge companies include:

BOMBARDIER

RANDOX

Sensata  
TechnologiesSCHRADER  
ELECTRONICS

MIVAN

RLC

CDE

Canyon

Chain  
Reaction  
cycles.com

CAPITA

texthelp®

FAST  
ENGINEERING



08

Employment  
by sector...

We have over 55,000 people employed in businesses across a diverse range of industry sectors.

Industry	Employee Numbers	%
Human Health & Social Work Activities	10,969	19.6
Wholesale & Retail Trade; Repair of Motor Vehicles & Motorcycles	10,829	19.4
Manufacturing	7,370	13.2
Education	5,485	9.8
Transportation & Storage	5,240	9.4
Administrative & Support Service Activities	3,160	5.6
Accommodation & Food Service Activities	2,766	4.9
Construction	2,587	4.6
Public Administration & Defence; Compulsory Social Security	1,835	3.3
Professional, Scientific & Technical Activities	1,465	2.6
Information & Communication	981	1.8
Other Service Activities	982	1.8
Arts, Education & Recreation	660	1.2
Water Supply; Sewerage, Waster Management & Remediation Activities	559	1.0
Financial & Insurance Activities	473	0.8
Real Estate Activities	241	0.4
Electricity, Gas, Steam & Air Conditioning Supply	193	0.3
Agriculture, Forestry & Fishing	79	0.1
Mining & Quarrying	63	0.1
Total	55,937	100

09

A highly skilled and cost-  
competitive workforce...

Both our Borough and Northern Ireland as a region, offer extremely favorable economic conditions, including a young and highly skilled workforce, and one of the lowest cost bases in Europe.

On an international level, Northern Ireland’s reputation as a key European inward investment location is based on a number of important statistics:

- Its population of **1.8 million people** is one of Europe’s youngest and fastest growing, with **53%** of the population **under the age of 40**.
- On **GVA per capita** - a measure of the overall prosperity of our economies – Northern Ireland is achieving an **average of £19,352** compared with the **UK average of £25,593** (including London and the South East).
- Our education system has long been recognized as amongst the best in Europe; almost **20% of public expenditure is on education**, and Northern Ireland consistently outperforms all other UK regions when it comes to academic qualifications.

Within a Northern Ireland regional context, latest available economic data shows that Antrim and Newtownabbey Borough Council exceeds the national average in a number of key areas:

- **80.5%** of the working age (16-64) population in our Borough are in employment: **over 6% higher** than the NI national average of **74%** (2016 figures).
- **£23,140** is the mean average earnings: **almost £2,000 more** than the NI national average of £21,268 (2016 figures).
- **76% of school leavers** progress to further and higher education, with 41.3% moving into higher education.

“Even though Northern Ireland’s average employment outputs are extremely cost-effective in comparison with other parts of the UK, our Borough still manages to out-perform our regional counterparts across a range of key economic indicators.”

# 10

## Superb commercial property without the high costs...

### Antrim and Newtownabbey Borough offers exceptional property options for every type of business across all industry sectors.

As well as having an abundance of high-quality office, retail and industrial space at prices that compete favorably with any city in Western Europe, we also offer dedicated pioneering centers for companies operating in the technology, science, and digital/creative industries.

#### (i) Key Strategic Sites and Business Parks

1. **Global Point**, Newtownabbey: 87 hectares of prime, developable land available and zoned for employment/industrial use.
2. **Belfast International Airport**: 70 hectares of land adjacent to Northern Ireland's largest airport available for development.
3. **Nutts Corner**: extensive lands available for development.
4. **Antrim Road, Mallusk**: 30 hectares of land available for development, zoned for employment/industrial use.
5. **Mallusk Industrial Estate**, Newtownabbey.
6. **Antrim Technology Park**, Antrim.
7. **Enkalon, Kilbegs Rathenraw, Steeple, Newpark and Springfarm Industrial Estates**, Antrim.

#### (ii) Operating costs

Northern Ireland offers one of the most cost-efficient business environments in Europe, for the following reasons\*:

- Operating costs **average 20% to 30% less** than the rest of the UK and Europe.
- Corporation Tax levels here are already the lowest in the G20, at 20% with plans to reduce to 12.5%.
- Salaries are **56% lower** than New York, **30% lower** than London and **20% lower** than Dublin.
- The overall tax burden in Northern Ireland is the lowest of all the major European economies.

\* Source: [www.investni.com/invest-in-northern-ireland/competitive-operating-costs.html](http://www.investni.com/invest-in-northern-ireland/competitive-operating-costs.html)

#### (iii) Office rents

Prime office rents in Northern Ireland are amongst the lowest in the world; a prime office space in the Antrim and Newtownabbey Borough area will cost as little as **£18 per sq. ft**, compared with **£51 per sq. ft** in Dublin, **£70 per sq. ft** in London and **£86 per sq. ft** in New York.

#### (iv) Retail centers

Northern Ireland's small land-mass and excellent transport links offer a wealth of outstanding retail opportunities across its towns and cities.

With a population of over **140,000 people**, and almost **400,000 visitors** annually, Antrim and Newtownabbey Borough Council offers enormous potential for retail businesses seeking expansion opportunities.

We are home to the **Abbey Center Retail Park** and **The Junction**, two of Northern Ireland's best-known and most popular out-of-town retail parks:



#### Abbey Center Retail Park, Newtownabbey:

Located just 15 minutes from Belfast City directly off the main M2 artery, with almost 70 shops to offer, this is Northern Ireland's largest out-of-town retail center. The Retail Park is highly accessible, with public transport coming to and from the center, making this an exciting retail experience that everyone can enjoy.



#### The Junction International Outlet Center, Antrim:

Located just 20 miles north of Belfast (Junction 1 off the M2/M22), 20 miles from Belfast International Airport, and 20 minutes from Belfast City Airport. Northern Ireland's premier outlet center has over 30 shops as well as a 10-screen cinema. The Junction is the ideal stop-off for those visiting Antrim Castle Gardens heading northwards en route to major tourist attractions such as the Giant's Causeway.





## 11

## First class infrastructure...

**The Borough of Antrim and Newtownabbey has a high-quality transport and communications infrastructure which makes doing business here easier, more efficient, and a lot more cost-effective.**

**(i) Quality transport links:**

- **Our first-rate road, rail and air networks** have minimal levels of congestion, and the European continent is accessible within 2 hours.
- **Our 2 airports** service almost **8 million passengers** (6m through Belfast International Airport and 2m for George Best Belfast City Airport) per annum and we are easily accessible to Dublin International Airport.

**Belfast International Airport**, located within the Borough just 15 minutes by road, offers direct daily flights to the USA, the UK and cities in France, Portugal, Italy and Spain.

**George Best City Airport** is easily accessible from the Borough, offering direct routes to London and other major UK cities, as well as to destinations in mainland Europe, including the Netherlands, Portugal and Spain.

**Dublin Airport**, located in the Republic of Ireland, is just over 90 minutes by road and offers direct flights to over 180 destinations in 40 countries on 4 continents, including daily flights to the USA.

- **The 2 major ports of Belfast and Larne** are also within easy reach of our Borough, serving key ports in the North West of England and Scotland.

**(ii) World-class fiber optic broadband:**

Northern Ireland's communications infrastructure is renowned as state-of-the-art. It became the first region in Europe to achieve **100% broadband coverage** and provides a fully digital, fully fiber-optic communications network.

Within a regional context, Antrim and Newtownabbey enjoys a high level of broadband connectivity relative to other parts of the country and is ranked **4th best** in the country.

Finally, the Borough has **direct access to a transatlantic fiber-optic cable that links North America to Europe**; this gives local companies access to the same international telecommunications services found in cities such as London, Amsterdam and New York.





# 12

## Quality education at every stage...

**At every stage of the education system - from primary to post-primary and all the way through to Further and Higher Education institutions - Northern Ireland's education system is consistently one of the best-performing in the UK.**

Antrim and Newtownabbey Borough has an excellent choice of educational providers offering a strong talent pool for investors, across a range of sectors.

The Borough is home to 53 primary schools, 10 post primary schools and 7 special schools.



## ...and a great choice of Further Education and Higher Education learning options...

<b>Ulster University</b>	Is ranked in the top 3% of universities in the world. Offers a wide range of vocational, technical, professional programmes. Intelligent Systems Research Center is a globally recognized ICT research facility.  The Confucius Institute was launched in April 2012 by the Chinese State Councillor Madame Liu Yandong. The institute continues to grow and develop important cultural, academic and business relationships between China and Northern Ireland.
<b>Queen's University Belfast</b>	Is ranked in the top 1% of universities in the world. Operates Center for Secure Information Technologies (CSIT), UK Innovation & Knowledge Hub for Information security.
<b>Northern Regional College, Newtownabbey</b>	Provides training to support the construction, engineering, and advanced manufacturing sectors.
<b>CAFRE Agricultural College, Antrim</b>	A suite of courses in land-based studies, agriculture and horticulture.
<b>Assured Skills</b>	A cutting-edge service that delivers tailored training for both existing firms and new inward-investment companies
<b>Skills Academies</b>	Bespoke training for companies across a range of disciplines including Data Analytics, Software Development & Testing, Cyber Security, Animation and Game Development.





# 13

## A superb place to visit, stay and play...

**With its rich cultural and natural heritage, Antrim and Newtownabbey is a wonderful place to visit.**

With its ancient landscape, molded by over 7,000 years of history, nestling beautifully between Belfast Lough and Lough Neagh, the largest freshwater lake in the British Isles, our Borough is perfect for thrill seekers, photographers, walkers, or families looking for the perfect day out.

*10 quality hotels provide 631 bedrooms and 1,295 beds, 32 additional catered accommodation providers, and 96 self-catering operators bringing the total number of beds in the Borough to 3,400.*

*Our 400,000 annual visitors help to create and sustain local jobs and build a thriving economy for the future.*



Lough Neagh is home to the largest wild eel fishery in Europe



Antrim Town was part of the Giro d'Italia cycle route



The stunning Glens of Antrim



The Dark Hedges were featured in Game of Thrones



The Hilton, 18-Hole Golf Course



The historic Shane's Castle



Lough Neagh is the largest fresh water lake in Ireland and the British Isles





# CORRS CORNER & GLOBAL POINT, NEWTOWNABBEY

**SITE AREA** - IN EXCESS OF 150 ACRES / 60 HECTARES  
**SITE TYPE** - LAND

## Location

The subject lands are accessible via Sandyknowes Junction of the M2 Motorway at Mallusk, 8.5 miles north-west of Belfast.

Mallusk is Northern Ireland's premier industrial location and provides ease of access to the Belfast/Dublin corridor or north to Londonderry.

Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to Northern Ireland's motorway network and proximity to Larne (c. 15 miles) and Belfast Harbours (8 miles), Belfast International Airport (12.5 miles) and Belfast City Airport (11 miles). It is used as a base for major national and local companies, many of whom have enhanced their commitment through further expansion and investment.

Public transport is provided by a number of buses running to Belfast and around the Newtownabbey area.

Mosley West train station is located less than a mile from the site.

## Corrs Corner

The subject lands are currently greenfield with the recent development of two sites for owner occupation.

## Global Point Business Park

Global Point Business Park owned by Invest Northern Ireland is a fully serviced site, which is available for lease to Invest NI client companies.

Services are provided to the lease boundary of a site and comprise:

- Electricity from an 11kva supply
- Telecoms duct in
- Water in and effluent out
- Natural Gas where available

Investment from Belfast City Region Deal will also connect the public transport network to Corrs Corner/Global Point.

## Maps and site boundaries & Overview of neighbouring occupiers/uses

Nearby occupiers include RLC, Montgomery Distribution, the Pallet Centre and Corrs Corner Hotel.

## Potential use and opportunities for each site

The sites are suitable for a variety of uses and can be divided into smaller plots. Uses such as manufacturing, research and design, distribution and offices would be suitable for the subject sites.

The sites are zoned as an area for employment within the Local Development Plan.





# BELFAST INTERNATIONAL AIRPORT

**SITE AREA** - C. 100 ACRES / 40.5 HECTARES  
**SITE TYPE** - LAND

## Location

The subject lands are located at Belfast International Airport (BIA), which is centrally located within Northern Ireland, 18 miles north-west of Belfast.

BIA is the main gateway to Northern Ireland and to the north of the island of Ireland. Road access to the airport is provided via the A57, which connects to Belfast City Centre via the M2 and connects to the south and west via the A26 and M1.

BIA is well serviced by public transport, with frequent buses to and from Belfast City Centre, Antrim, Lisburn and Crumlin.

## Description

BIA accommodates approximately 250 businesses with over 5,000 employees, including national and multinational brands. There is an established commercial presence at the airport.

BIA is the 10th largest in the UK with over 6 million passengers in 2018, is a major base for EasyJet and Jet2 and has based aircraft by Ryanair, Thomas Cook and TUI.

The subject lands are located next to the existing cargo village park and are currently undeveloped. Land is available in a variety of plot sizes to suit occupier requirements.

There is a 23,000 sq. ft. warehouse currently available to let.

## Maps, Site Boundaries & Overview of Neighbouring Occupiers/Uses

International cargo airlines presently utilising the airport's facilities, include TNT, UPS, DHL, Fed EX, Channel Express and Titan Airways, with DHL, DX and DSV occupying commercial units on-site.

The area has seen recent development of a new petrol filling station and retail site with planning permission approved for a further hotel development.

## Potential Use & Opportunities For Each Site

The subject lands would be suitable for a wide variety of uses such as manufacturing and distribution, aviation related industries, including aircraft maintenance hangars, research and design facilities, offices and call centres, leisure or hotel use. BIA has recently completed a masterplan for the site, which includes outline planning permission.

## Sector Analysis For Each Use

The airport provides an excellent location for aviation related industries and Grade A office space is available at BIA.





# THE JUNCTION RETAIL & LEISURE PARK

BALLYMENA ROAD, ANTRIM. BT41 4LL

## Location

The Junction Retail & Leisure Park Antrim is located 2 minutes from Junction 1 exit off the M22. 20 minutes from Belfast City Centre, 10 minutes from Belfast International Airport and 25 minutes from Belfast City Airport.

1 million people live within a 45-minute drive from The Junction Retail & Leisure Park with Antrim train station located 1.5 miles away.

Public transport in the form of buses that run from Belfast to Coleraine via the Junction Retail & Leisure Park.

## Description

The Junction Retail & Leisure Park consists of over 400,000 sq. ft. of shopping, food and leisure.

Brands on site include Next, Nike, B&M Bargains, GAP, Beauty Outlet, Intersport, Homebase, Lidl and Trespas as well as a range of eateries including O'Brien's, Jakes Cocktail Bar & Grill, Costa, Subway, Burger King, McDonalds and the recently announced TGI's, Nandos and Starbucks drive-thru arriving in Summer 2019 as part of the masterplan redevelopment of the site. Also on site is a 90 bed Express by Holiday Inn Hotel and a 10 screen Omniplex Maxx Cinema.

The Junction Retail & Leisure Park is in the process of being redeveloped and major opportunities for investment are expected. Once completed in 2020 the site will be the largest retail and leisure park in Northern Ireland.

## Maps, Site Boundaries & Overview of Neighbouring Occupiers/Uses

The Junction is located next to Kilbegs Industrial Estate where occupiers include Harley Davidson, DPD, Firmus Energy and Tesco distribution centre.

## Potential Use & Opportunities For Each Site

The Junction is a retail and leisure site with opportunities for enhanced retail experiences and activity leisure product.

## Agent

Lotus Property

[www.thelotusgroup.co.uk](http://www.thelotusgroup.co.uk)





# MALLUSK, NORTH & SOUTH ANTRIM ROAD, NEWTOWNABBEY

**SITE AREA** - 99.5 ACRES / 40.28 HECTARES

**SITE TYPE** - LAND

## Location

The subject lands are located on the very sought after location of the Antrim Road in Mallusk, which is one of Northern Ireland's premier industrial locations, currently with limited vacancies.

Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to Northern Ireland's motorway network and proximity to Larne (16 miles), Belfast Harbour (8 miles), Belfast International Airport (9 miles) and Belfast City Airport (10 miles).

The location is used as a base for major national and local companies and attracts interest from a wide range of occupiers across the board.

Public transport is available in the form of buses, which run between Belfast and Ballymena via the Antrim Road.

## Description

The subject lands comprise of c. 99 acres of greenfield land with access from the Antrim Road.

The lands lie to the north and south of the Antrim Road, with c. 43 acres north of Antrim Road and 65 acres south of Antrim Road. The lands are zoned for employment use under the Local Development Plan.

## Maps, Site Boundaries & Overview of Neighbouring Occupiers/Uses

Neighbouring occupiers include Brett Martin and TR Fastenings.

## Potential Use & Opportunities For Each Site

The subject lands would be suitable for a variety of industrial uses such as manufacturing or storage and distribution.

## Agent

O'Connor Kennedy Turtle  
[www.okt.co.uk](http://www.okt.co.uk)





# HILLHEAD ROAD, BALLYCLARE

**SITE AREA** - 29.38 ACRES / 11.13 HECTARES  
**SITE TYPE** - LAND

## Location

The subject lands are located on the outskirts of Ballyclare town centre, approximately 11.6 miles north-west of Belfast City Centre.

Ballyclare provides ease of access to Belfast International Airport (c. 11 miles), Belfast City Airport (c. 13 miles), Larne Port (c. 14 miles) and Belfast Port (c. 11 miles).

The lands are accessible via the Templepatrick Road and A8 Larne Road. Public transport is available in the form of buses with Ballyclare bus station in close proximity.

Regular buses run to Belfast, Ballymena, Larne, Carrickfergus and Antrim.

## Description

Currently a greenfield site with infrastructure in place. Sites have been marketed on a serviced site basis with sites available from 1 acre.

The lands are zoned for employment and industry in the Local Development Plan.

## Maps, Site Boundaries & Overview of Neighbouring Occupiers/Uses

The surrounding lands are mainly rural in use; nearby occupiers include Dennison Commercials Limited and Ballyclare bus station.

## Potential Use & Opportunities For Each Site

The subject lands would be suitable for a variety of industrial uses such as manufacturing or storage and distribution.

## Agent

O'Connor Kennedy Turtle  
[www.okt.co.uk](http://www.okt.co.uk)





# CLOUGHFERN AVENUE, MONKSTOWN INDUSTRIAL ESTATE, NEWTOWNABBAY

**SITE AREA** - 15 ACRES / 6.07 HECTARES  
(WITH WAREHOUSE UNITS TOTALLING, 165,000 SQ. FT. / 15,329M<sup>2</sup>)  
**SITE TYPE** - INDUSTRIAL / WAREHOUSE BUILDINGS

## Location

Located on the Doagh Road, Newtownabbey, approximately 7 miles north of Belfast City Centre and approximately 2 miles from the M2 and M5 motorways.

Belfast and Larne ports, Belfast International Airport and Belfast City airport are all within easy access.

The area is well serviced by public transport on the Doagh Road by a number of bus routes into Belfast City Centre and Newtownabbey.

Mossley West and Jordanstown train stations are approximately 2 miles from the site.

## Description

The property comprises of c. 15 acres with two industrial buildings and offices of 127,000 sq. ft. and 38,000 sq. ft.

The site has previously been used for manufacturing and is zoned in the Local Development Plan for employment use. The site is currently on the market for sale or to let.

Property benefits from;

- 6600V mains electricity supply
- 1MV back-up generator
- Cranes ranging from 3.5 tonne to 8 tonnes
- Air supply
- Nitrogen generators

## Maps, Site Boundaries & Overview of Neighbouring Occupiers/Uses

Neighbouring occupiers include, RTU Concrete, Translink depot, Bombardier and residential housing nearby.

## Potential Use & Opportunities For Each Site

- Site is suitable for manufacturing
- Suitable for distribution/storage
- Building would lend to immediate occupation

## Agent

McConnell Chartered Surveyors  
[www.mcconnellproperty.com](http://www.mcconnellproperty.com)





# CHURCH ROAD, NEWTOWNABBAY

**SITE AREA** - 21 ACRES / 8.5 HECTARES  
(WITH BUILDINGS OF 180,000 SQ. FT. & 92,000 SQ. FT.)  
**SITE TYPE** - LAND & BUILDINGS

## Location

Located on the Church Road in Newtownabbey, c. 1 mile from the M2 motorway, and 5 miles from Belfast City Centre. Opposite the Valley Business Park, which caters for new and small businesses.

Belfast and Larne ports, Belfast International Airport and City Airports are easily accessible within 20 minutes.

The site is located c. 1 mile from the Abbey Centre shopping centre and retail parks. The area is serviced by buses from Belfast City Centre and Newtownabbey.

## Description

The subject site is a former manufacturing facility on c. 21 acres which could be redeveloped or refurbished to provide industrial/warehouse space for manufacturing or distribution.

The larger building of c. 180,000 sq. ft. could be suitable for immediate occupation.

The subject property is not currently on the market.

## Maps, Site Boundaries & Overview of Neighbouring Occupiers/Uses

Neighbouring occupiers include, Capita IT, BoxPak, and Valley Business Park, which includes a mixture of SME's and larger tenants and the Valley Leisure Centre.

## Potential Use & Opportunities For Each Site

The subject site could be used in its existing form for a manufacturing or distribution facility; alternatively, it could be redeveloped as new manufacturing/distribution facility or subdivided into a business park.





# TOYS R US SITE 38 MILL ROAD, NEWTOWNABBEY

**SITE AREA** - 2.75 ACRES / 1.11 HECTARES - 31,080 SQ. FT. / 2,887 M<sup>2</sup>  
**TYPE** - RETAIL WAREHOUSE

## Location

Located within the densely populated borough of Newtownabbey with a resident population of 162,000 people and a catchment population of 365,000 people within a 15-minute drive time.

The subject property is located on Mill Road, close to Abbey Centre shopping centre, a well-established retail destination. Other retail parks in the area include Abbey Retail Park, Longwood Retail Park with occupiers including Tesco, B&Q, Currys, M&S, Matalan Homebase, TK Maxx and Costa Coffee.

Public transport is widely available in the area.

## Description

The subject property is a modern purpose-built retail warehouse of c. 31,080 sq. ft. on a site of 2.75 acres, benefiting from 189 on site car park spaces.

The unit benefits from Open Class A1 planning consent and is zoned as white land in the Local Development Plan.

## Maps, Site Boundaries & Overview of Neighbouring Occupiers/Uses

The site is located opposite Longwood Retail Park; tenants in the Park include Pets at Home, DW Sports, Homebase, TK Maxx, Matalan, Mothercare and Costa Coffee.

The subject is bounded by a residential housing development, and Abbey Business Park.

## Potential Use & Opportunities For Each Site

The subject property would be suitable for retail with limited capital expenditure required.

The subject property may also be suitable for redevelopment as a retail park or trade counter scheme, similar to others in the area.

## Agent

Cushman & Wakefield  
[www.cushmanwakefield.co.uk/en-gb](http://www.cushmanwakefield.co.uk/en-gb)





If you like what you see and would like to learn more about how we can help your business, contact us.

#### **Economic Development**

Antrim and Newtownabbey Borough Council  
Mossley Mill  
Newtownabbey  
BT36 5QA

**T.** 0044 2890 340052

**E.** [business@antrimandnewtownabbey.gov.uk](mailto:business@antrimandnewtownabbey.gov.uk)  
[www.antrimandnewtownabbey.gov.uk](http://www.antrimandnewtownabbey.gov.uk)

## YOUR GATEWAY TO EUROPE

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