

FOR SALE

BALLYCRAIGY BUSINESS PARK, ANTRIM ROAD, NEWTOWNABBEY - 17.8 ACRES

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- £276,219.36 PER ANNUM, PLUS C £20,000 OF CASUAL PARKING INCOME
- 32,139 SQ FT OF WAREHOUSING
- 12 ACRES OF ZONED DEVELOPMENT LAND (PART WITH PLANNING PERMISSION)

Prominently situated on the
Antrim Road, Newtownabbey

With convenient access and
visibility to the M2 motorway

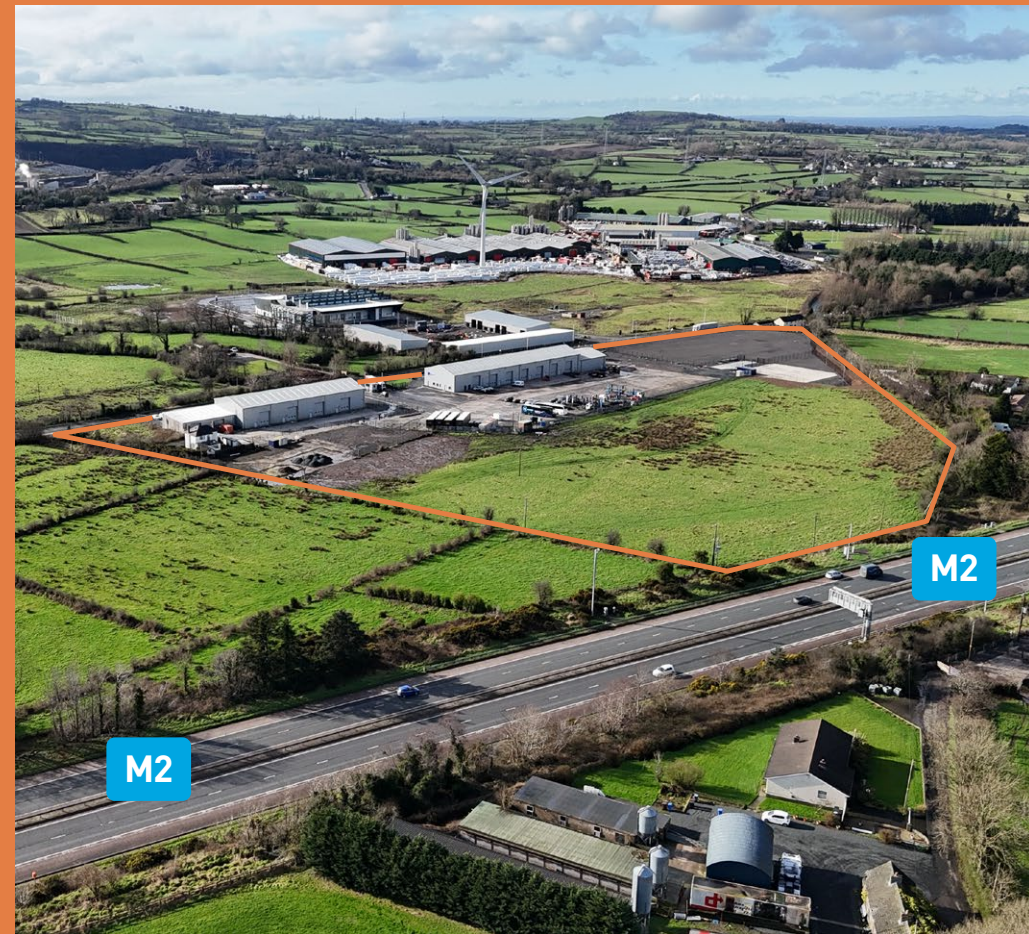
32,139 sq ft of high quality warehousing

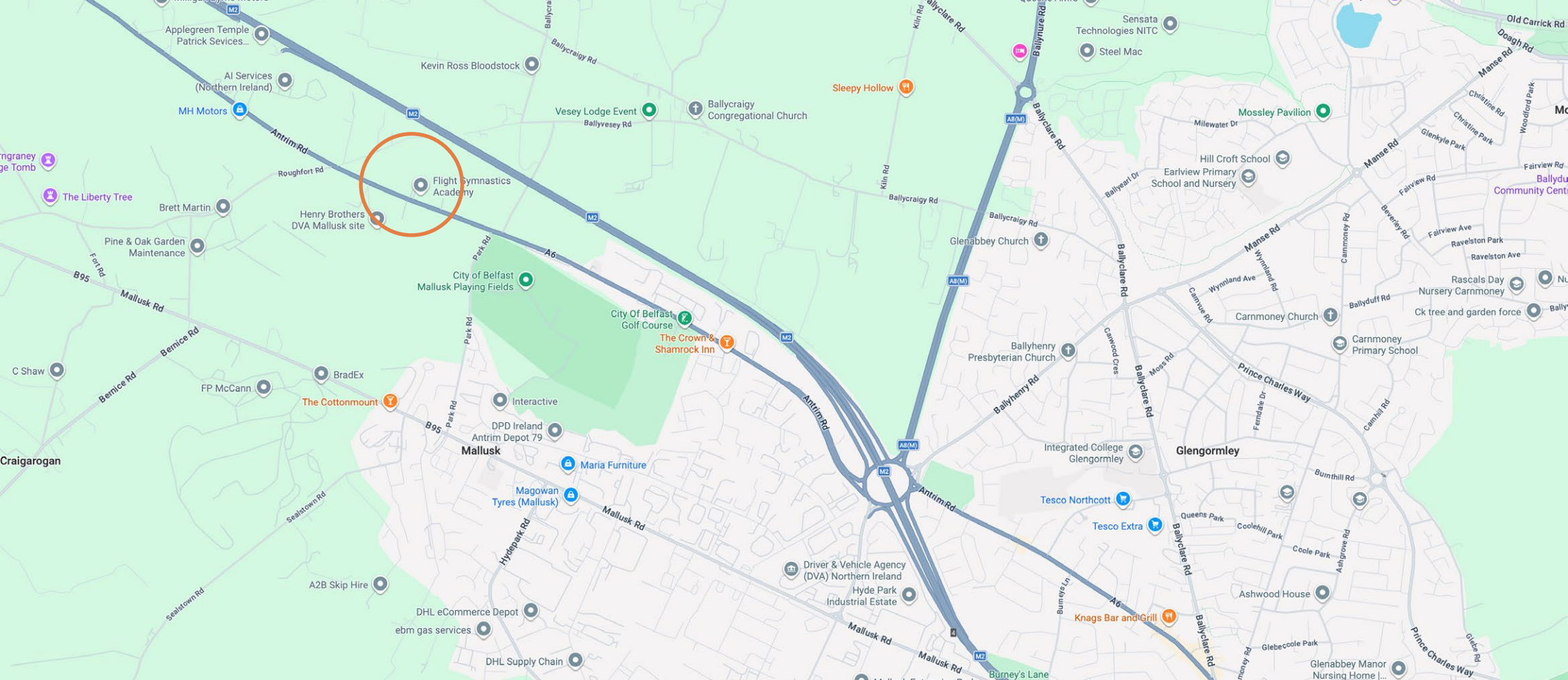
5 tenancies producing over
£276,219 per annum

Additional casual parking income
of c £20,000 per annum

Zoned Development Land

3 high profile development sites of
over 12 acres (three separate lots)





Location

The location benefits from excellent transport links via Junction 4 (Sandyknoves) of the M2 motorway.

Ballycraigy Business Park is prominently positioned on the Antrim Road, on the periphery of Mallusk. The Business Park offers immediate access to the M2 south at Sandyknoves Roundabout, or north via the Templepatrick junction. Both junctions provide easy access to both Belfast airports, the ports of Belfast and Larne, and the wider M1, M2 and M3 motorway network.

The new DVA MOT centre has recently been constructed opposite.

Adjacent occupiers include, Montgomery Transport, Brett Martin, Flight Gymnastics Academy and TR Fastenings Ltd,.

Description

The Business Park occupies a total site area of 17.8 Acres.

The underdeveloped zoned lands total 12 acres over three lots.

The largest of three lots is c 9 acres.

Warehousing

The 3 existing warehouses were redeveloped in 2016 to a high specification. They are let to Flight Gymnastics , TR Fastenings Ltd and Brian Todd (vacant November 2026).

- Flight Gymnastics occupy a warehouse of 14,101 sq ft on a site of 1.15 acres. The eaves height is 7.3 metres. There are 4 roller shutter doors.
- TR Fastenings Ltd occupy a warehouse of 14,702 sq ft on a site of 1.06 acres. The eaves height is 7.3 metres. There are 7 roller shutter doors.
- Brian Todd occupies a unit of 3,336 sq ft on a site of 0.39 acres. This unit has an eaves height of 5.4 metres.

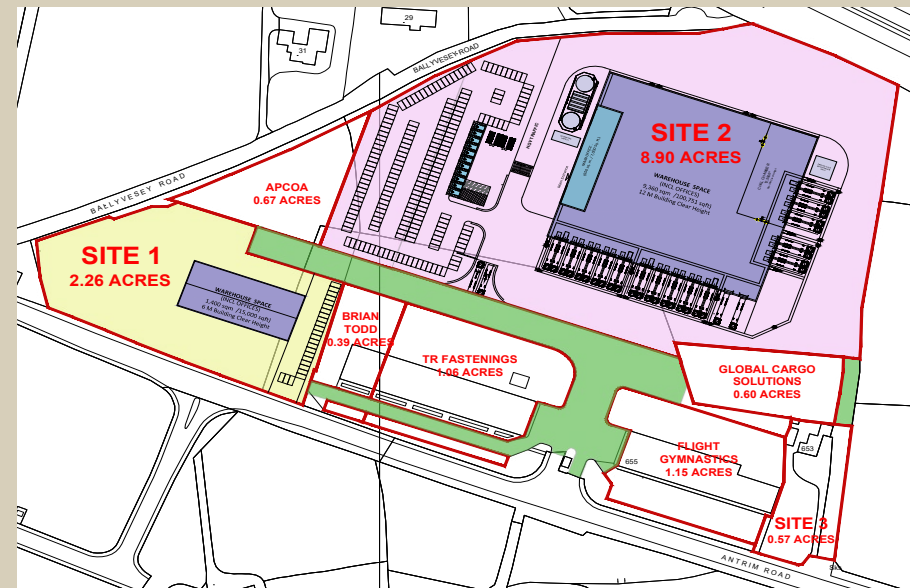
Car parking compounds

- 1) there is a 0.7 acre car park compound occupied by APCOA.
- 2) There is a further 0.6 acre hardcored compound occupied by Global Cargo Solutions Ltd.

Zoned land - Site 1 (2.26 acres)

Planning has been granted for one of the undeveloped lands fronting Antrim Road (Planning Application No: LA03/2024/0265/F).

Proposal: Erection of a modern prefabricated warehouse unit with ancillary office accommodation and dedicated parking.



Site 2 (c.8.9 acres)

The larger undeveloped site is capable of a range of units, up to a single 100,000 sq ft unit or a series of smaller units. See indicative layout above.

Site 3

A 0.57 acre site suitable for a light industrial unit.



SITE 1
2.26 ACRES
Planning
Permission

APCOA
0.67 ACRES

SITE 2
8.9 ACRES
Zoned
Land

CASUAL CARPARK

VACANT
3,336 sq ft

TR FASTENINGS
14,702 sq ft

**GLOBAL CARGO
SOLUTIONS**

FLIGHT GYMNASICS
14,101 sq ft

SITE 3
0.67 ACRES

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Tenancy Schedule

Unit	Tenant	NIA (Sq. Ft)	Lease Start	Term	Lease Expiry	Next Rent Review	Break Option	Rent p.a	Service Charge	Comments
Block A Unit 1	TR Fastenings Ltd	14,702	01.01.2018	15	31.12.2032	01.01.2028	01.01.2028	£94,719.36	£7,939.08	Additional Rent £9,556.30 p.a. up to 31.12.2027 in respect of Tenant fit out. Service Charge contribution to be reviewed each 5th anniversary in line with RPI. Permitted Use as any use classes within B1, B2, B4 and B4.
Block A Unit 2	Vacant from 1st December 2026	3,336	01.12.2024	5	30.11.2029		30.11.2026	ERV £25,000.00	£2,700.00	Annual break dates subject to 6 months notice. Service Charge RPI annual increase. This tenant has served his break option.
Block B Unit 1	Flight Gymnastics Academy CIC	14,101	01.03.2018	15	28.02.2033	01.03.2028	01.03.2028	£100,000.00	£7,614.54	Service Charge contribution to be reviewed each 5th anniversary in line with RPI. Permitted Use as a Gymnasium or any other use falling within use class D1
Block E	APOCA	Yard	01.07.2026	10			Oct 2029 and 2032	£25,000.00	£4,000.00	RR linked to RPI and capped at 5%.
Plot C	Global Cargo Solutions LTD	Yard	01.11.2026	2.5				£31,500.00	£4,000.00	
Sub Total								£276,219.36		
	Royal Mail & other casual parking							c.£20,000.00 (Royal Mail c.£14,000)		
Totals		32,139						£296,219.36		

TR Fastenings is part of Trifast Plc; an international specialist in the design, engineering, manufacturing and distribution of high quality industrial and Cat C fastenings. The company was formed in 1973 and has 31 business locations worldwide.

Rates

The rates payable are based on the current Rate in Pound of £0.605291 for Antrim and Newtownabbey Borough Council.

Property	Tenant	NAV	Rates Payable (2025/2026)
Block A - Unit 1	Flight Gymnastics	£5,300	£3,208
Block A - Unit 2	TR Fastenings	£61,200	£37,044
Block B - Unit 1	Vacant	£14,799	£8,898
Block E	APCOA	TBC	TBC

EPC's

The following EPC ratings are as follows:

Block A Unit 1	TBC
Block A Unit 2	TBC
Block B Unit 1	TBC



PRICE

POA

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.



VIEWING AND FURTHER INFORMATION

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