



ENKALON

BUSINESS PARK

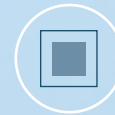
ENKALON BUSINESS PARK - ANTRIM
NEW BUILD WAREHOUSE UNITS
BY ERRIGAL GROUP



CBRE NI
PART OF THE AFFILIATE NETWORK

Enkalon Business Park presents a compelling opportunity for businesses seeking modern, sustainable, and strategically located industrial, storage, or distribution space in Northern Ireland.

OPPORTUNITY



Units from 10,000 sq ft to 355,000 sq ft



Generous yard depths and circulation areas



Roller shutter doors



1 mile from the M2 motorway



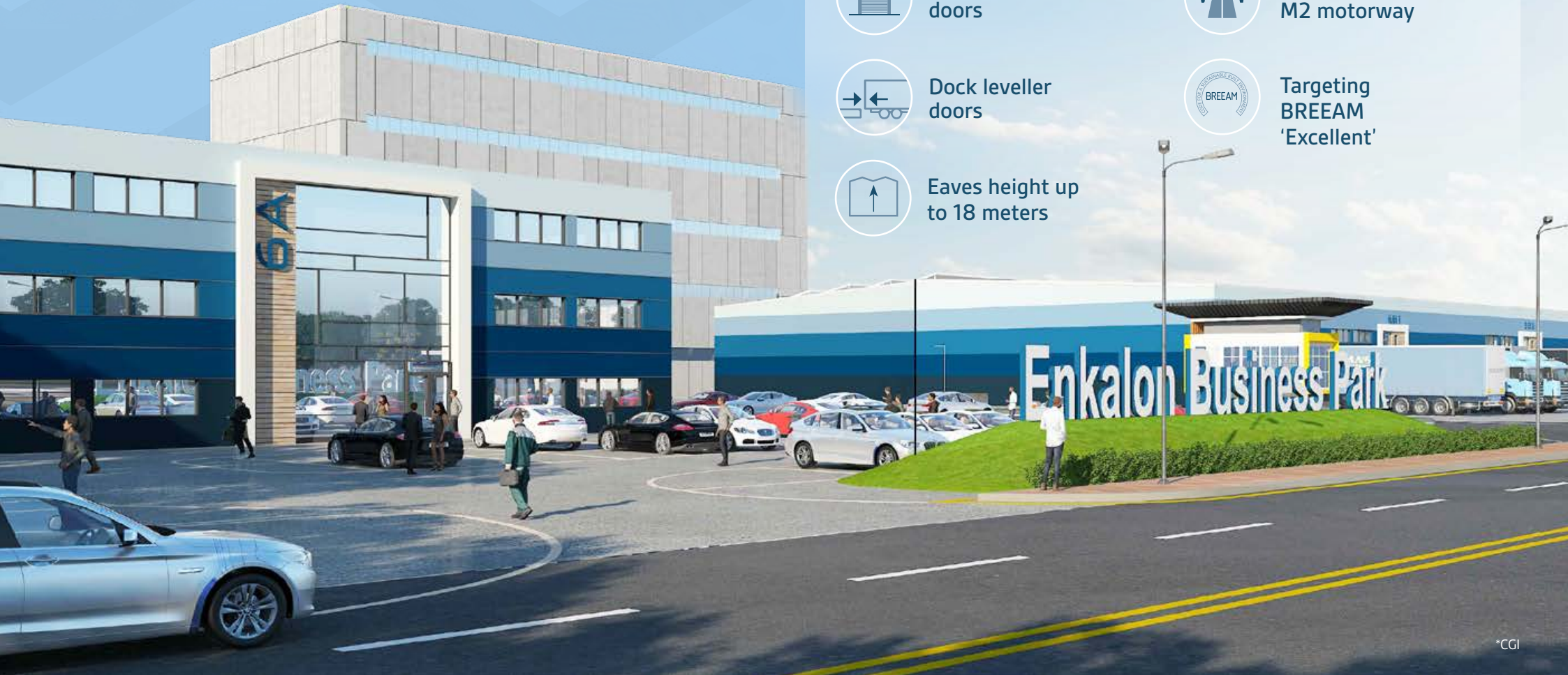
Dock leveller doors



Targeting BREEAM 'Excellent'



Eaves height up to 18 meters





LOCATION

Enkalon Business Park provides a central location just off the A26, only 1 mile from the M2 motorway. Antrim is situated 15 miles to the north of Greater Belfast on the main road network between Belfast and Derry/Londonderry, Northern Ireland's largest two cities.

The area is a very popular commuter town for Greater Belfast, Ballymena and Lisburn due to its proximity to the motorway network and high level of provision of rail and bus services.

Enkalon Business Park is immediately adjacent to The Junction Retail & Leisure Park. Tenants represented include, Starbucks, Nando's, Omniplex, Nike, Next & Poundland.

Existing industrial, storage & distribution occupiers within the vicinity include:



M2
MOTORWAY
04 MINUTES
01 MILE

BELFAST INTERNATIONAL AIRPORT
10 MINUTES
05 MILES

BELFAST CITY AIRPORT
22 MINUTES
20 MILES

BELFAST PORT
22 MINUTES
17 MILES

LARNE PORT
35 MINUTES
24 MILES

DUBLIN PORT
130 MINUTES
122 MILES



The Junction Retail & Leisure Park

Holiday Inn Express

M2 MOTORWAY- 1 MILE

Tesco

Lidl

ASDA

Antrim Town Centre →



ENKALON
BUSINESS PARK

* Boundary line for indicative purposes only.



The Junction Retail & Leisure Park

UNITS	SQFT	SQM
DC 01	355,000	32,981
DC 02	84,500	7,851
DC 03	114,000	10,591
DC 04	253,000	23,504
DC 05	102,000	9,476
DC 06A	29,000	2,694
DC 06B	56,000	5,203
DC 10	10,000	929

DESCRIPTION

Enkalon Business Park will comprise of over 1,750,000 sq ft of industrial, storage and distribution accommodation. The new build units will be finished to the following specification:

- ✓ Steel portal frame
- ✓ Aluminium composite wall and roof cladding
- ✓ Combination of roller shutter doors and dock levellers
- ✓ Power floated concrete floors
- ✓ Up to 18 meters eaves
- ✓ LED lighting
- ✓ 3 phase power
- ✓ Concrete hardstanding / yard areas
- ✓ Up to 40m yard depths providing significant circulation space
- ✓ Ample car and cycle parking
- ✓ EV charging available

PLANNING

Planning permission has been granted for the following uses across the park:

- ✓ Light Industrial - Class B2
- ✓ Storage and Distribution - Class B4
- ✓ Retail Showroom / Trade Counter

DATA CENTRE

The site is also suitable for a data centre, subject to the necessary consents.



DC 01



355,000 sq ft including 10,800 sq ft offices



106 lorry parking spaces



20 no. dock levellers



133 car parking spaces



31 no. roller shutters



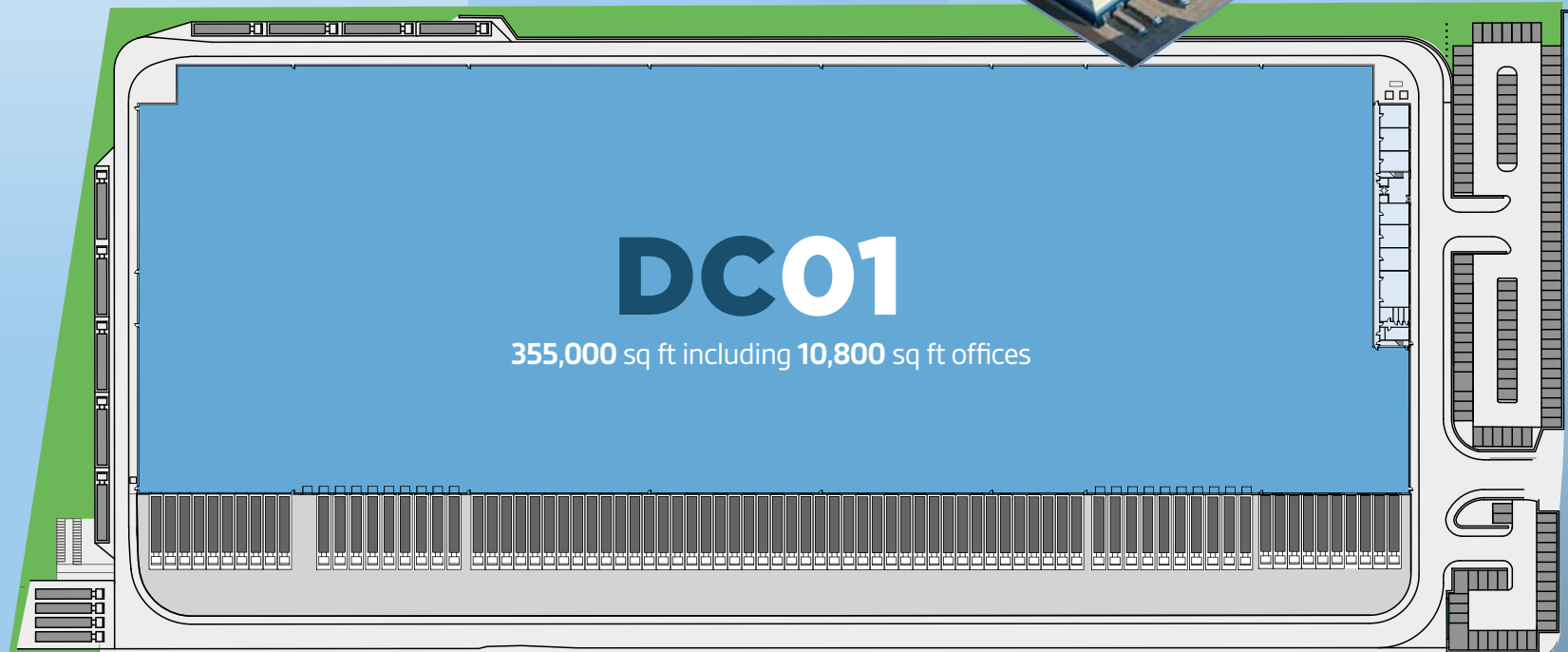
32 bicycle spaces



Eaves height up to 18 meters



40 meters yard depth



DC 02



84,500 sq ft including 8,000 sq ft offices



12 lorry parking spaces



Dock levellers



154 car parking spaces



Roller shutters



15 bicycle spaces



Eaves height up to 14 meters



36 meters yard depth



DC 03



114,000 sq ft including 7,500 sq ft offices



32 lorry parking spaces



Dock levellers



40 car parking spaces



Roller shutters



10 bicycle spaces



Eaves height up to 14 meters



36 meters yard depth



* CGI & plan for indicative purposes only

DC 04



253,000 sq ft including 7,500 sq ft offices



40 lorry parking spaces



Dock levellers



100 car parking spaces



Roller shutters



22 bicycle spaces



Eaves height up to 14 meters



36 meters yard depth



* CGI & plan for indicative purposes only

DC 06A



29,000 sq ft office space



20 bicycle spaces



76 car parking spaces



DC06A

29,000 sq ft office space



* CGI & plan for indicative purposes only

DC 06B



56,000 sq ft including 6,000 sq ft offices



Dock levellers



Roller shutters



Eaves height up to 8 meters



DC06B

56,000 sq ft including
6,000 sq ft offices

DC 10



10,000 sq ft including 1,500 sq ft offices



46 car parking spaces



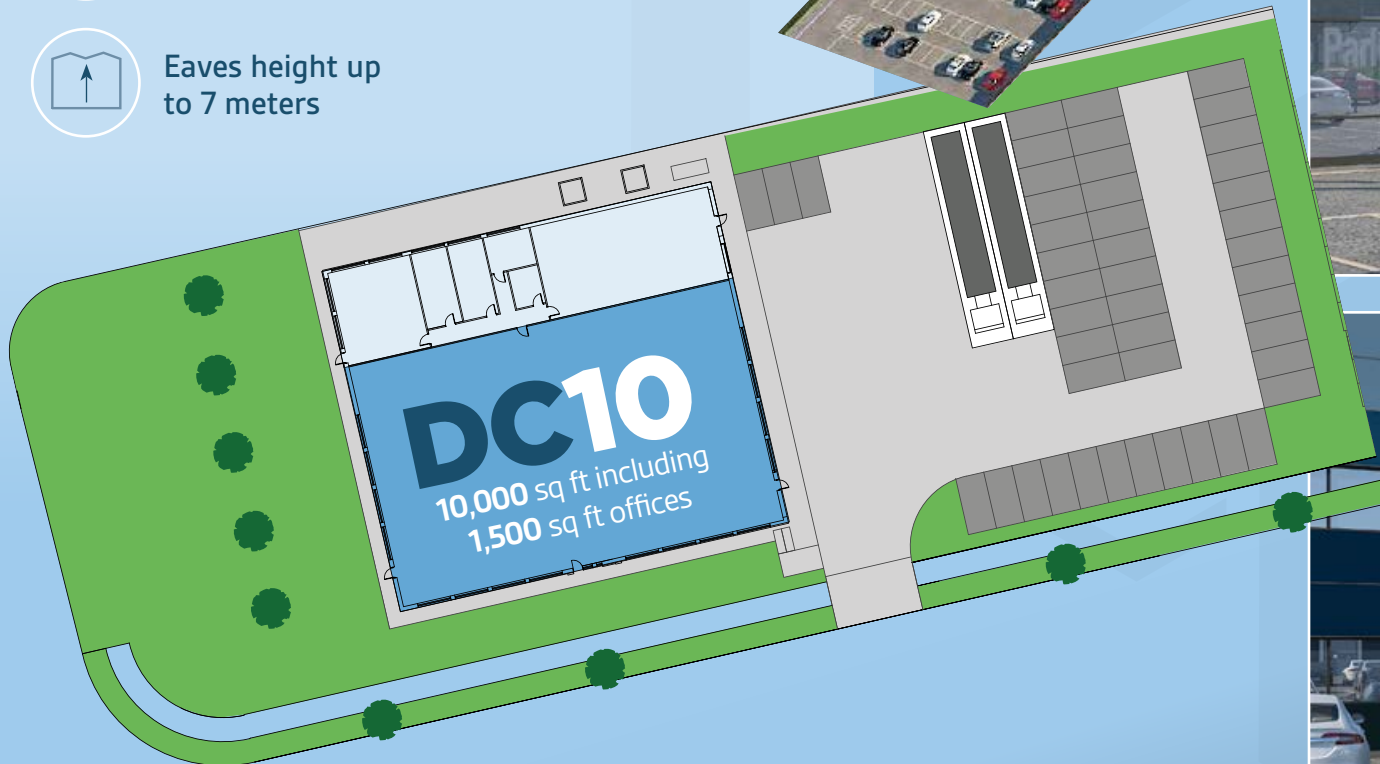
Roller shutters



2 bicycle spaces



Eaves height up to 7 meters



SUSTAINABILITY

Sustainability and environmental performance are at the heart of Enkalon Business Park and the development centres around healthy, energy efficient buildings that reduce the carbon footprint of both the park and its occupiers.

BREEAM

BREEAM 'Excellent' is targeted. BREEAM is a leading science-based suite of validation and certification systems for the sustainable built environment. BREEAM results in lower running costs, by identifying ways to continuously improve environmental efficiencies in a building.



EPC Rating

An 'A' rating is the highest EPC rating available and is representative of the most energy-efficient buildings on the market. In targeting EPC 'A' Errigal Group are demonstrating their commitment to both the environment and their occupiers, who will in turn benefit from lower annual utility costs.



ISO Standards

Errigal Group has achieved the International Organisation for Standardisation for environmental management system (ISO 14001). This standard is independently certified and routinely audited.



Driving Sustainable Change

- ✓ EV Charging
- ✓ PV infrastructure
- ✓ LED lighting with PIR sensors
- ✓ Air source heat pumps
- ✓ Increased air tightness
- ✓ Water efficient sanitary fittings



* CGI





ENKALON

BUSINESS PARK



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