

An aerial photograph of an industrial park with several plots highlighted. A large central plot is outlined in red and blue and labeled 'SOLD TO BRETT MARTIN'. To its right are two smaller plots outlined in yellow, labeled 'PLOT A AVAILABLE' and 'PLOT C AVAILABLE'. Below these is a large plot outlined in blue, labeled 'NEW DVLA MOT CENTRE'. The surrounding area includes other industrial buildings, parking lots, and green fields.

**SOLD TO  
BRETT MARTIN**

**PLOT A**  
AVAILABLE

**PLOT C**  
AVAILABLE

**NEW DVLA  
MOT CENTRE**

FOR IDENTIFICATION PURPOSES ONLY

# FOR SALE

## Craigarogan Business Park, 660 Antrim Rd, Mallusk

Serviced Industrial Plots in a superb business / industrial location

# LOCATION

Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to the Province's motorway network and proximity to Larne and Belfast Harbours and the International Airport.

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

The subject site is located immediately to the South of the M2 Motorway in Mallusk, with frontage to the Antrim Road in close proximity to the Sandyknowes junction interchange.



FOR IDENTIFICATION  
PURPOSES ONLY



C. 1 MILE

TO M2  
MOTORWAY



C. 9 MILES

TO BELFAST CITY  
CENTRE



C. 17 MILES

TO LARNE  
HARBOUR



C. 10 MINS DRIVE TO

BELFAST  
INTERNATIONAL  
AIRPORT

# DESCRIPTION

The remaining holding comprises 2 No plots of serviced industrial lands accessed via a newly constructed entrance off the Antrim Road. The subject lands would be suitable for a wide variety of uses to include industrial / distribution and office, subject to any necessary planning / statutory consents. Design and build options will also be considered.

Each site is accessible via an adopted road.

# PLANNING

## PLANNING REF: LA03/2021/0414/F

ADDRESS	Lands 25m to the south of 663 Antrim Road 50m to the west of 650 Antrim Road and east of Roughfort Road Mallusk BT36 4RG
PROPOSAL	Proposed storage and distribution warehousing, internal roads, parking, landscaping and associated site works
STATUS	Granted Tue 27 Sept 2022

## PLANNING REF: U/2013/0232/RM

ADDRESS	Lands to the South of 663 Antrim Road Newtownabbey BT36 4RG
PROPOSAL	Proposed Industrial/Business Park (Implementation of right hand Turning lane access on to Antrim Road and associated service road as approved under planning approval (U/2009/0024/O)
STATUS	Granted Tue 02 Dec 2014

## PLANNING REF: U/2009/0024/O

ADDRESS	Lands to the south of 663 Antrim Road, Newtownabbey, Co Antrim
PROPOSAL	Site for proposed industrial/business park.
STATUS	Granted Tue 26 Mar 2013



# SITE AREAS

PLOT A	c. 2.67 acres	1.08 ha
PLOT C	c. 2.03 acres	0.82 ha

# PLOT A

Plot A is a 2.67 acres site with planning approved for a self-contained business park housing 17 light industrial units.

Each unit would measure c. 1,800 sq ft and benefits from their own roller shutter door access and the ability to create further mezzanine / office accommodation within. Externally the planning benefits from ample demised and shared parking facilities.

Alternatively, the site could be arranged to accommodate a single building of up to c. 50,000 sq ft, subject to planning.



## EXISTING LAYOUT



## ALTERNATIVE LAYOUT



Quinn Design Associates  
T: 07770 801276  
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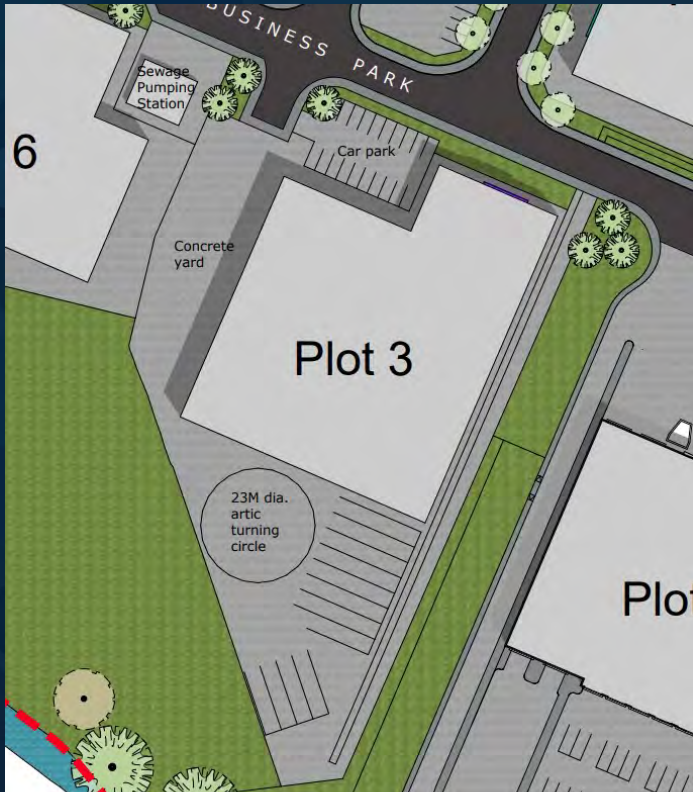
# PLOT C

Plot C extends to c. 2.1 acres. Detailed below are three options indicating how the site could be developed on a subject to planning basis.

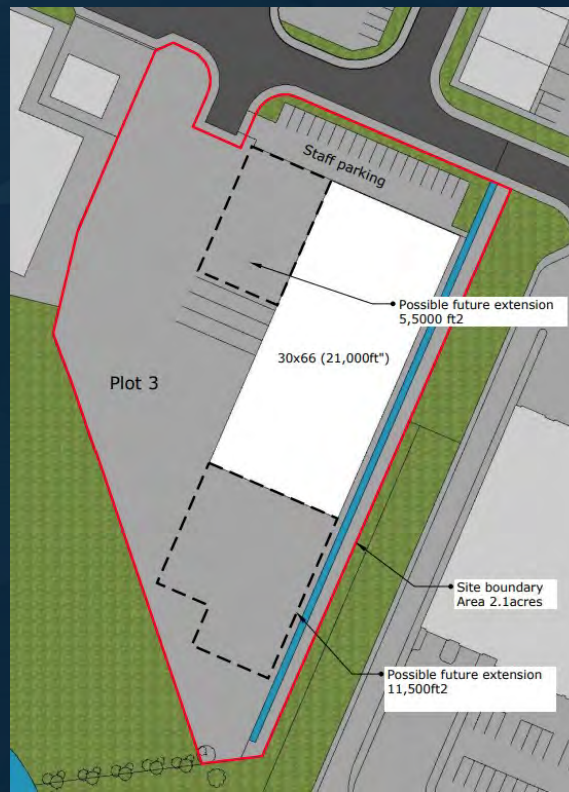
- OPTION 1: Indicates a 35,000 sq ft building
- OPTION 2: Indicates an initial 21,000 sq ft building with potential to create an additional 17,000 sq ft
- OPTION 3: Indicates how the lands could accommodate 2 No. 20,000 sq ft buildings



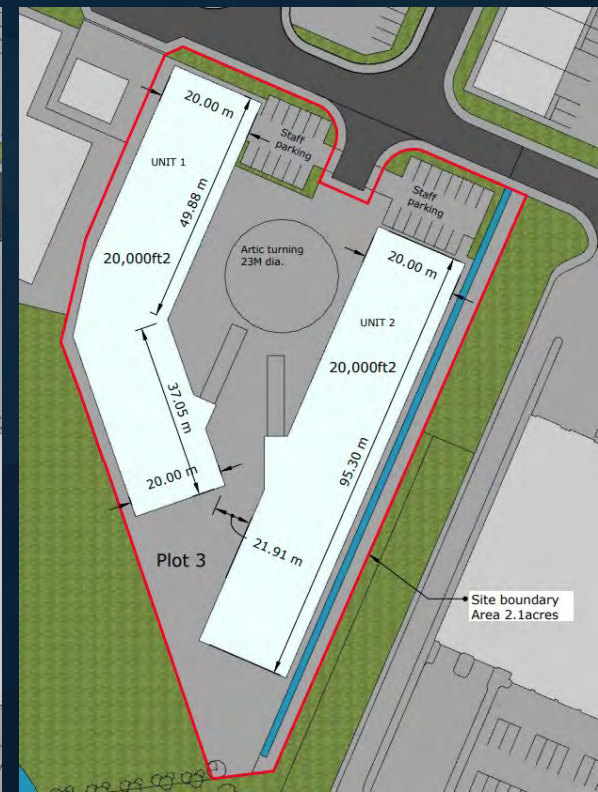
OPTION 1



OPTION 2



OPTION 3



# SALES DETAILS

Price on Application

## TITLE

We assume the property is held under either freehold or long leasehold title

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

### Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF: 6843



VIEWS OVER THE SUBJECT PLOTS

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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**JAMES CHRISTIE**

james.christie@okt.co.uk

**OK  
T**

### O'CONNOR KENNEDY TURTLE

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