

# **HOUSTON BUSINESS PARK**

## NEWTOWN ABBEY

**CBRE NI**

PART OF THE AFFILIATE NETWORK



# KEY BENEFITS



**240,000 SQFT NEW  
BUILD BUSINESS PARK**



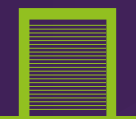
**EAVES HEIGHTS OF 8M**



**EACH UNIT ON A STAND  
ALONE SITE**



**UNITS FROM 25,000 SQFT**



**ROLLER SHUTTER DOORS  
AND DOCK LEVELLERS  
ON EACH UNIT**



**5 MINUTE DRIVE FROM M2  
MOTORWAY JUNCTION TO  
SANDYKNOWES**



DRIVE TIMES (MINUTES)

M2 (2 MILES)	5
BELFAST INTERNATIONAL AIRPORT (13 MILES)	21
BELFAST CITY AIRPORT (10.8 MILES)	16
BELFAST CITY CENTRE (7 MILES)	12
BELFAST PORT (8 MILES)	15

DRIVE TIMES



## NEW BUILD WAREHOUSE UNITS HOUSTON BUSINESS PARK, NEWTOWNABBEY

The subject property is located on the Doagh Road, Newtownabbey which is approximately 2 miles (5-min drive) away from the M2 motorway network. The property is located approximately 13 miles (20-min drive) away from the Belfast International Airport, 10.8 (16-min drive) miles from the George Best Belfast city airport, 9 miles (14-mins) from Belfast port and 14.5 miles (20-min drive) from Larne Port. Occupiers nearby include MT Wholesale and The Pallet Centre, Montgomery transport and Gray & Adams.

The location is next to Mallusk, NI's premier logistics location.



**5 MINUTE DRIVE TO M2 MOTORWAY NETWORK**



**13 MINUTE DRIVE TO BELFAST INTERNATIONAL AIRPORT**



**16 MINUTE DRIVE TO GEORGE BEST BELFAST CITY AIRPORT**



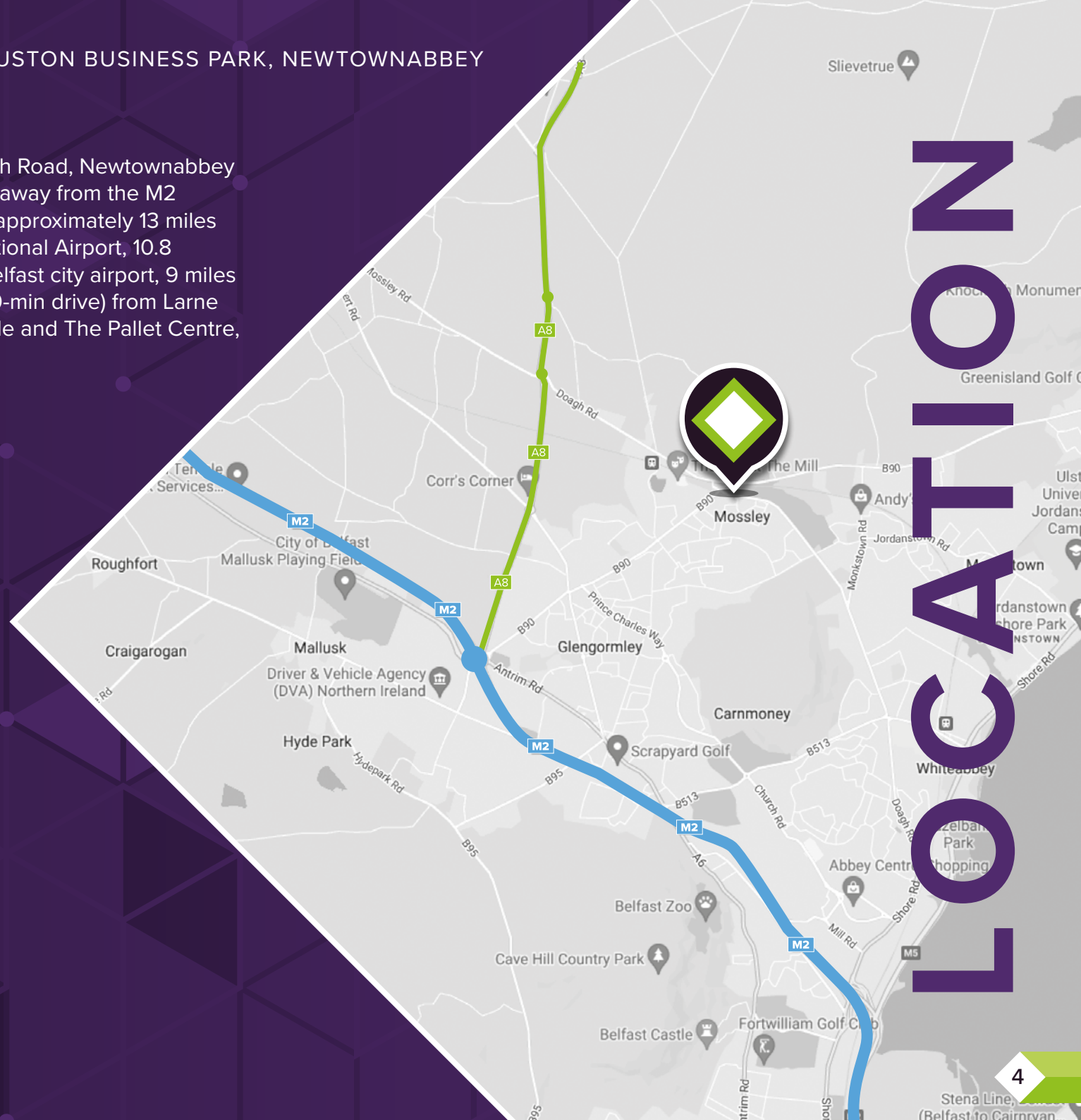
**1 HOUR AND 50 MINUTE DRIVE TO DUBLIN AIRPORT**



**14 MINUTE DRIVE TO BELFAST PORT**



**20 MINUTE DRIVE TO LARNE PORT**



# NEWCASTLE



## ACCOMMODATION

UNIT	SQ FT	SQ M
1	25,000	2,323
2	40,000 (LET)	3,716
3	25,000	2,323
4	150,000	13,935

217 CAR PARKING SPACES

# SITE PLAN





The business park comprises of 4 new build warehouse units totaling 240,000 sq ft. The units are finished to include the following:

- ◆ **STEEL PORTAL FRAME.**
- ◆ **ALUMINIUM COMPOSITE WALL AND ROOF CLADDING.**
- ◆ **ROLLER SHUTTER DOORS AND DOCK LEVELLERS.**
- ◆ **POWER FLOATED CONCRETE FLOOR FINISHES TO ALL INTERNAL FLOOR AREAS.**
- ◆ **8 METERS TO EAVES**
- ◆ **STRIP LED LIGHTING TO WAREHOUSE**
- ◆ **3 PHASE POWER.**
- ◆ **REINFORCED CONCRETE HARDSTANDING AREA FOR HGV MANOEUVRING.**
- ◆ **ROAD BUILD BITMAC CAR PARKING SPACES.**
- ◆ **CYCLE PARKING SPACES.**
- ◆ **ELECTRICAL VEHICLE CHARGING AVAILABLE AS REQUIRED.**

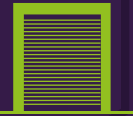
# DESCRIPTION



2.27 ACRE SITE



1 NO. DOCK  
LEVELER DOOR



3 NO. LEVEL ACCESS  
ROLLER SHUTTER DOORS



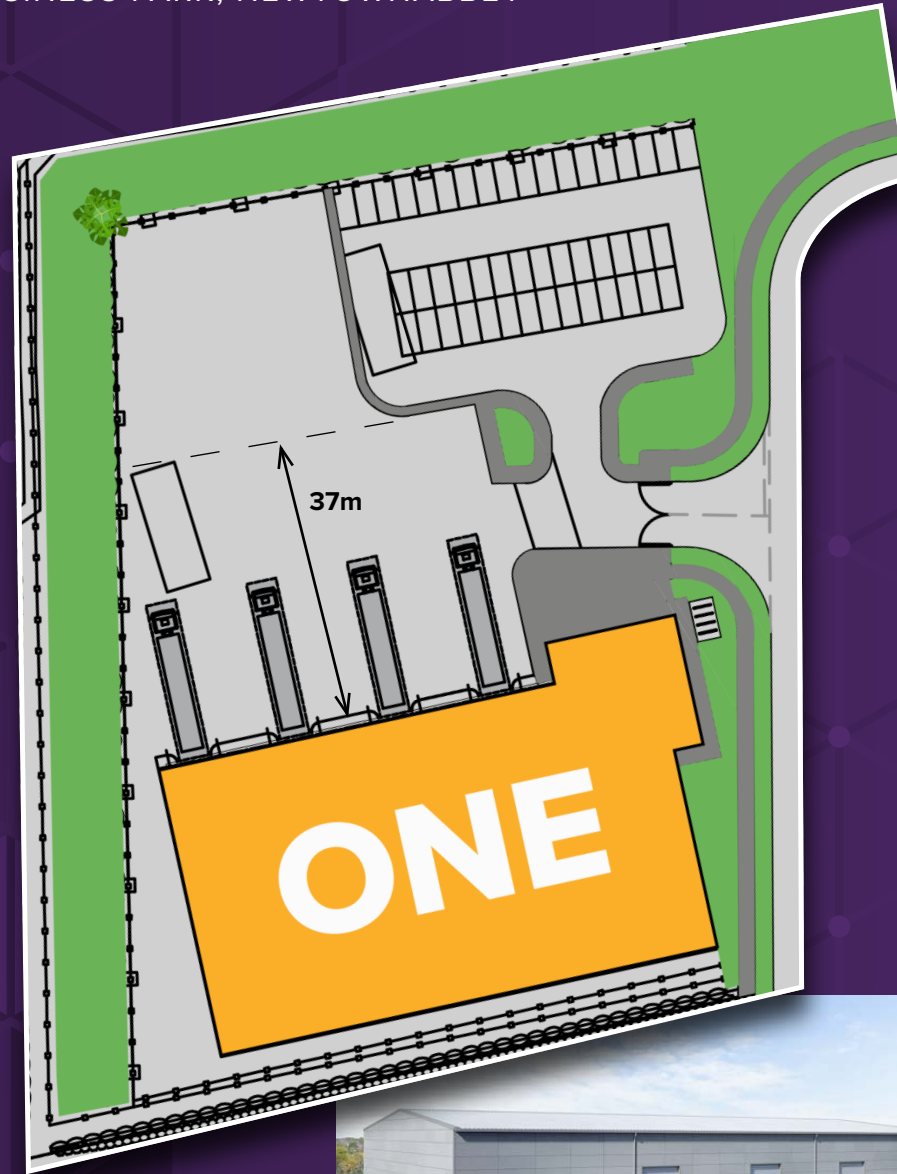
25,000 SQFT INCLUDING  
2,500 SQFT OFFICE



8 METER  
EAVES HEIGHT



YARD DEPTH  
37 METERS



UNIT ONE

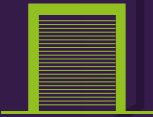




1.67 ACRE SITE



1 NO. DOCK  
LEVELER DOOR



2 NO. LEVEL ACCESS  
ROLLER SHUTTER DOORS



25,000 SQFT INCLUDING  
2,500 SQFT OFFICE



8 METER  
EAVES HEIGHT



YARD DEPTH  
46 METERS



UNIT THREE





13.7 ACRE SITE



28 NO. DOCK  
LEVELER DOOR



38 LORRY  
PARKING SPACES



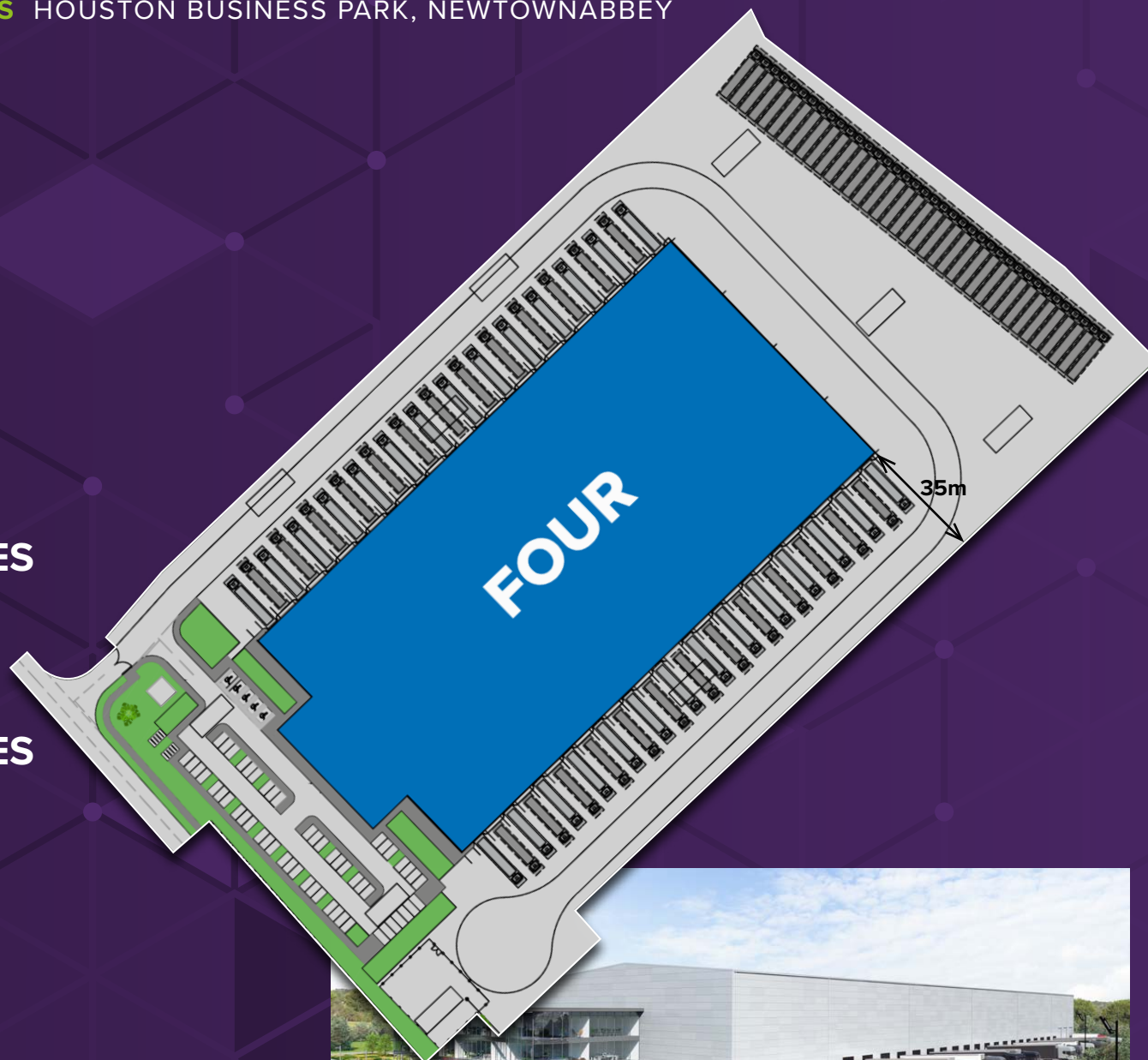
60 CAR  
PARKING SPACES



8 METER  
EAVES HEIGHT



YARD DEPTH  
35 METERS



UNIT FOUR

**NEW BUILD WAREHOUSE UNITS** HOUSTON BUSINESS PARK, NEWTOWNABBEY

## TERM

Min 15 year term

## RENT

POA

## NAV

To be assessed

## VAT

All prices are quoted exclusive of VAT, which may be payable.

## SERVICE CHARGE

A service charge will be levied to cover the cost of exterior repairs, maintenance, and management

## REPAIR/INSURING

Full Repairing and Insuring lease terms.

## CONTACT

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**INFORMATION**