



# PRIME PARK CRAIGAVON

Portadown Road | Lurgan  
Craigavon | BT66 8QR | Northern Ireland

450,000 SQ FT (41,806 SQ M)  
PROPOSED LOGISTICS & INDUSTRIAL SCHEME

OUTLINE PLANNING  
APPLICATION  
SUBMITTED

[www.primepark-craigavon.co.uk](http://www.primepark-craigavon.co.uk)



# OUTLINE PLANNING APPLICATION SUBMITTED Q4 2024

PRIME PARK  
CRAIGAVON

## 450,000 SQ FT (41,806 SQ M) PROPOSED LOGISTICS & INDUSTRIAL SCHEME

➤ Offers Design & Build opportunities

➤ Can be tailored to meet end users specific requirements

➤ Will represent a best in class offering within the industrial and logistics market in Northern Ireland

➤ A rare and exciting opportunity in a supply constrained market





PRIME PARK  
CRAIGAVON







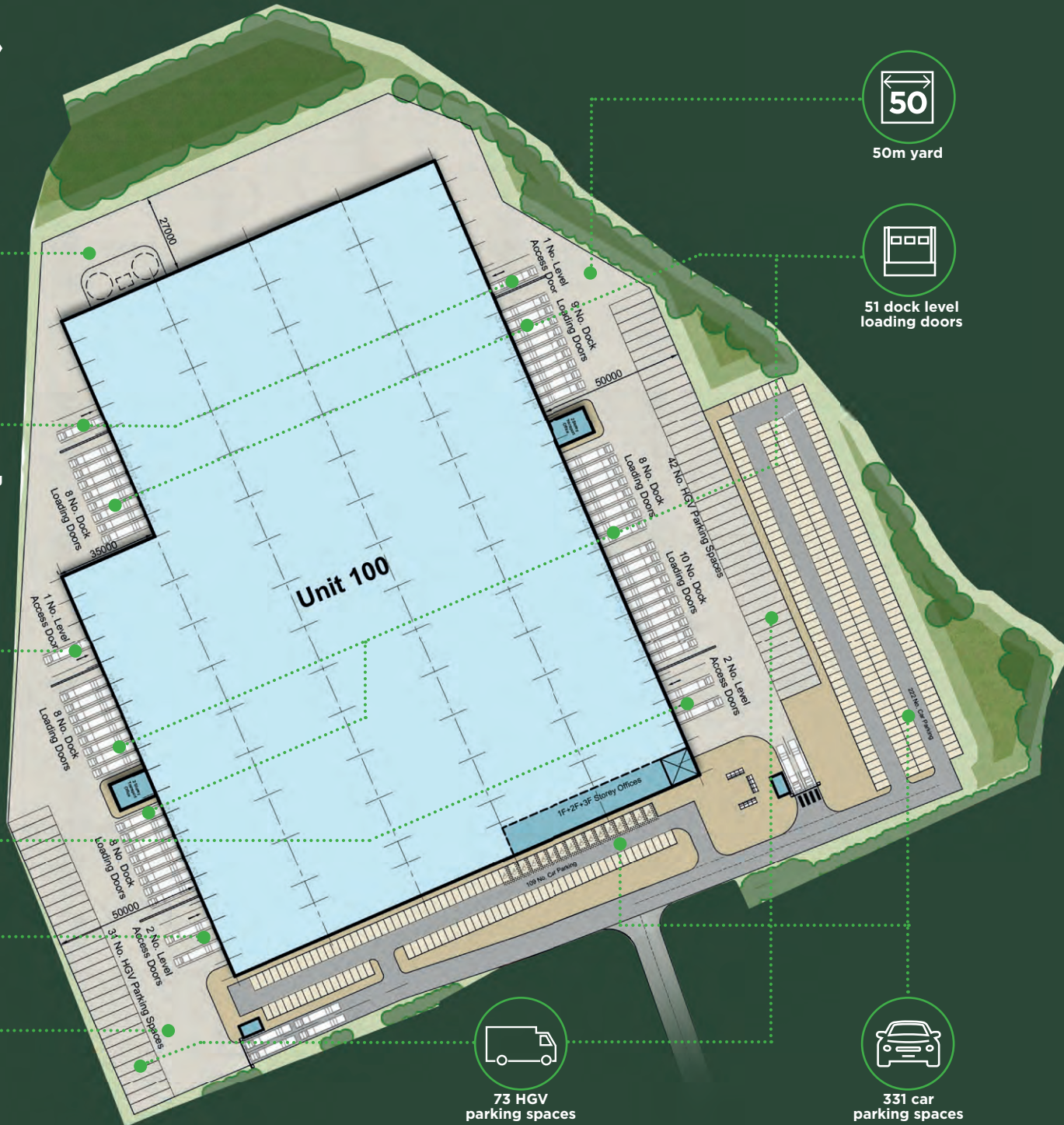
360° site circulation



7 level loading doors



50m yard



50m yard



51 dock level loading doors



73 HGV parking spaces



331 car parking spaces

# OPTION A

Single Unit Layout

UNIT 100

427,951 SQ FT

## Schedule of Accommodation

	sq ft	sq m
Warehouse	396,768	36,861
Ground floor core	1,184	110
3 storey Offices	23,541	2,187
2 storey Opps Office	5,726	532
Gatehouse	732	68
<b>TOTAL</b>	<b>427,951</b>	<b>39,758</b>

18m Eaves height

51 Dock level loading doors

7 Level loading doors

73 HGV parking spaces

331 Car parking spaces

2 50 metre yard areas

360° Circulation





# OPTION B

## Two Unit Layout

UNIT 100

353,756 SQ FT

UNIT 200

61,333 SQ FT

### Schedule of Accommodation

Unit 100	sq ft	sq m
Warehouse	330,678	30,721
3 storey Offices & Gatehouse	23,080	2,144
<b>TOTAL</b>	<b>353,756</b>	<b>32,865</b>

- 32** Dock level loading doors
- 72** HGV parking spaces
- 4** Level loading doors
- 320** Car parking spaces

Unit 200	sq ft	sq m
Warehouse	55,854	5,189
Single storey Offices	5,479	509
<b>TOTAL</b>	<b>61,333</b>	<b>5,698</b>

- 6** Dock level loading doors
- 15** HGV parking spaces
- 2** Level loading doors
- 50** Car parking spaces







# OPTION C

## Three Unit Layout

**UNIT 100**

**UNIT 200**

**UNIT 300**

**218,163 SQ FT   107,779 SQ FT   61,333 SQ FT**

### Schedule of Accommodation

Unit 100	sq ft	sq m
Warehouse	201,350	18,706
2 storey Off & GH	16,815	1,562
<b>TOTAL</b>	<b>218,163</b>	<b>20,268</b>

<b>22</b> Dock level loading doors	<b>38</b> HGV parking spaces
<b>4</b> Level loading doors	<b>207</b> Car parking spaces

Unit 200	sq ft	sq m
Warehouse	100,998	9,383
Single storey Offices	6,782	630
<b>TOTAL</b>	<b>107,779</b>	<b>10,013</b>

<b>12</b> Dock level loading doors	<b>30</b> HGV parking spaces
<b>4</b> Level loading doors	<b>129</b> Car parking spaces

Unit 300	sq ft	sq m
Warehouse	55,854	5,189
Single storey Offices	5,479	509
<b>TOTAL</b>	<b>61,333</b>	<b>5,698</b>

<b>6</b> Dock level loading doors	<b>15</b> HGV parking spaces
<b>2</b> Level loading doors	<b>50</b> Car parking spaces





## STRATEGIC LOGISTICS LOCATION

**Craigavon in County Armagh is one of the largest urban centres in Northern Ireland.** The Craigavon Urban area includes Craigavon Centre, Portadown and Lurgan.

Prime Park Craigavon has a **strategic location on the Portadown Road, Lurgan, being situated only two minutes from the M1 Motorway (Junction 10)**, offering rapid access and connectivity to the major communication links serving Northern and Southern Ireland.

The area has **excellent rail links being on the main Belfast-Dublin rail line network.** With its excellent connections, Craigavon has proved a popular location for commercial occupiers of both a local and multi-national nature.

Surrounding occupiers in the nearby and Craigavon area include Almac, Amazon, Americold, DHL, Hyster-Yale, Parcelforce and Terex.

DRIVE TIMES	mins	miles
M1 (Junction 10)	7	2.5
Belfast International Airport	38	24
Belfast City Centre	34	25
Belfast City Airport	45	28
Belfast Port	45	29
Larne Port	57	45
Dublin	110	88



**PRIME PARK  
CRAIGAVON**

**PORTADOWN**

**BELFAST**

**TO DUBLIN**



TO BELFAST >

V TO DUBLIN

**PRIME PARK  
CRAIGAVON**



**PRIME PARK  
CRAIGAVON**

**A POSITION  
OF STRENGTH**

The Borough of Armagh City, Banbridge & Craigavon is home to some of Northern Ireland's most successful companies and largest employers. These industries are vibrant and wide ranging with a strong

drive for innovation, quality and continue to provide the backbone of the economy, supplying customers around the world along with the global giants already operating in the Borough.



**218,656**

Population of ABC District Council (11.5% of the total NI population) The largest after Belfast



Employment rate (aged 16-64)



**30% LOWER**

Operating costs are up to 30% lower than other locations in the UK and Europe



**£170,000**

Lower average house prices -  
£294,000 UK  
£261,000 Ireland\*  
£170,000 Borough of ABC



**£4.3BN**

In 2021 ABC Council had a GVA of approximately £4.3bn, the second highest GVA after Belfast



ABC Council has a low Median Gross Hourly wage of £14.60 compared to: £17.10 in Belfast\* £24.77 in Dublin\* £19.23 in Manchester

Above data sourced from: Armagh City, Banbridge & Craigavon Borough Council Corporate Plan 2023-2027

\*Prices converted from Euro for comparison







## WHY NORTHERN IRELAND?\*

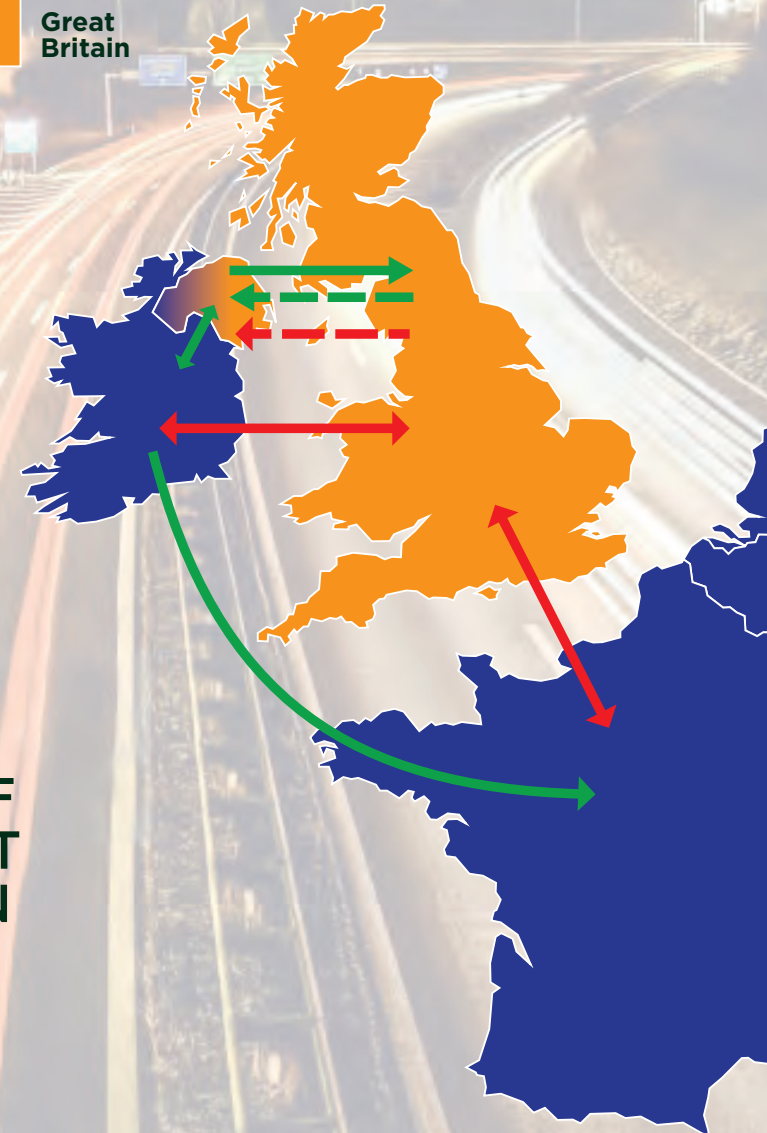
- > **The Windsor Framework** places Northern Ireland in a unique trading position for goods.
- > **Northern Ireland (NI) is the only place that is entitled to trade goods into both the EU and Great Britain without border checks, tariffs or customs declarations.** Combined, these markets have well over 500 million people and produce around £17.5 trillion in GDP (2023).
- > Goods flowing into NI from the EU face no border checks, tariffs or declarations, whilst goods entering Northern Ireland directly from Great Britain or the Rest of The World for end use or consumption in Northern Ireland can avail of the UK Internal Market System, which involves fewer customs checks and regulatory controls.
- > Goods moving into Northern Ireland that are at risk of onward movement into the EU enter through a 'red lane' process in which full EU customs checks and EU customs checks and EU regulatory controls apply.
- > Dual market access places Northern Ireland in a unique trading position for goods and is the only place in the world entitled to trade goods into both the EU and GB markets without the frictions and paperwork that others now endure.

\* Data and information is taken from the Department for the Economy document 'DfE Research Bulletin: Northern Ireland's Unique Market Access Position.'

### NORTHERN IRELAND'S UNIQUE MARKET ACCESS



- KEY:
- ← (Green arrow) Goods trade WITHOUT checks, declarations, tariffs
  - ← (Red arrow) Goods trade WITH checks, declarations, tariffs
  - ← (Green dashed arrow) UK Internal Market System (GB to NI only)
  - ← (Red dashed arrow) Windsor Framework (Red Lane - GB to NI ONLY)



**TAKE ADVANTAGE OF THE FREE MOVEMENT OF GOODS BETWEEN EUROPE & GREAT BRITAIN FROM NORTHERN IRELAND**





PRIME PARK  
CRAIGAVON

## HOME TO GLOBAL BUSINESS

Northern Ireland and the Borough of Armagh City, Banbridge & Craigavon is home to some of the most successful companies and largest employers as well as many global companies.







# EXCELLENT SPECIFICATION & SUSTAINABILITY

## SPECIFICATION



18M EAVES  
HEIGHT



DOCK LOADING  
DOORS



LEVEL ACCESS  
LOADING DOORS



2no 50M YARD  
AREAS



360 DEGREE SITE  
CIRCULATION



CROSS  
DOCKED



HGV  
PARKING  
SPACES



CAT A OFFICES  
AND ASSOCIATED  
PARKING

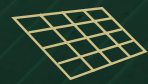
## SUSTAINABILITY



TARGETING  
BREEAM  
EXCELLENT



RAIN WATER  
HARVESTING



SOLAR PV  
READY



TARGETING  
NET ZERO  
DEVELOPMENT



LED  
LIGHTING



TARGETING  
EPC A+  
RATING



ELECTRIC  
VEHICLE  
CHARGING  
POINTS



CYCLE PARKING FOR  
SUSTAINABLE  
TRAVEL



# PRIME PARK CRAIGAVON

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ALL ENQUIRIES:

**Lambert  
Smith  
Hampton**

**Tom Donnan**  
Director  
tdonnan@lsh.ie  
07442495827

**Phil Smyth**  
Director - Head of Agency  
pssmyth@lsh.ie  
07739882433

**DTRE**  
020 3328 9080  
www.dtre.com

**Andrew Lynn**  
Partner  
andrew.lynn@dtre.com  
07795107469

[www.primemark-craigavon.co.uk](http://www.primemark-craigavon.co.uk)

A DEVELOPMENT BY

PRIME BOX



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