

FOR SALE / TO LET

AS AN ENTIRETY, ALTHOUGH CONSIDERATION MAY
BE GIVEN TO SELLING OR LETTING EACH BUILDING

Lisney

COMMERCIAL REAL ESTATE

Extensive Industrial facility comprising 2 detached buildings, providing a total floor area of 228,628 sqft (21,240 sqm) on a secure site of c.10 acres

6 CAULSIDE DRIVE, ANTRIM BT41 2DU

BUILDING A

BUILDING B

a) New, exceptional specification 'high bay' factory/warehouse with cranes (4 no.) and offices – 128,628 sqft (11,950 sqm), (GIA), with parking for 245 vehicles, hard standing and circulation.

b) Modern high specification factory/warehouse with offices, staff facilities, yard and parking for 31 vehicles – c.100,000 sqft (GIA).



[Click to view
drone footage](#)

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Strategically located to serve Northern Ireland region and beyond

Barrier controlled site with intruder alarm and CCTV

Total Gross Internal Area across the two buildings – c. 228,628 sqft (11,950 sqm)

Overall site area – c. 10 acres

Site Coverage – 52%

Building A: 'High bay' factory/Warehouse with solar PV panels – totalling 128,628 sqft of which c. 16,360 sqft is in office and c. 12,874 sqft is designed for staff welfare use and yard (New, recently constructed – Practical Completion – September 2025). Building accessed via 6 no. roller shutter doors. Overhead crane lifting capacity of up to 15 tonnes

Building B: Modern factory/warehouse totalling c. 100,000 sqft of which c. 7,000 sqft is in office/staff uses (built c. 2009) and yards. Building accessed via 11 no. roller shutter doors.

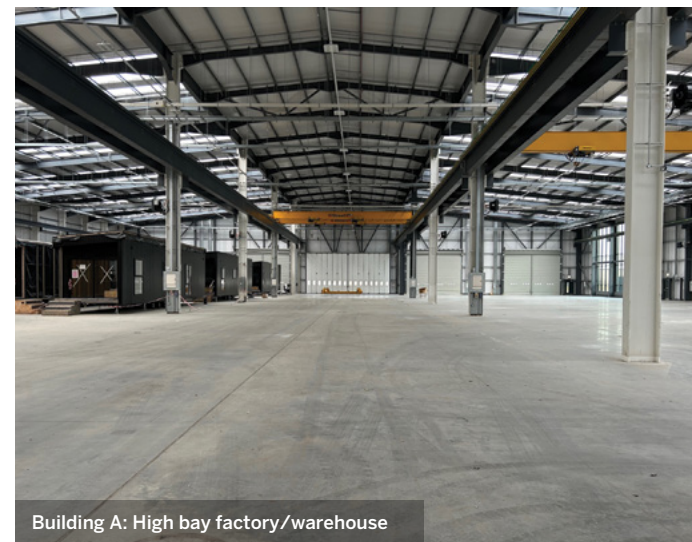
Parking – in total 276 spaces (22 of which have dedicated 11 KW charging stations)

Power supply –
Building A: 1250 KVA
Building B: 1250 KVA

As an alternative to selling/letting the entirety, consideration may be given to selling/letting each building separately



Building A: Offices



Building A: High bay factory/warehouse



LOCATION

Antrim is an established county town situated north west of Belfast and according to the 2021 census was assessed to have a population of 25,606 people. As a result of ongoing considerable residential development the numbers are expected to grow significantly in the coming years.

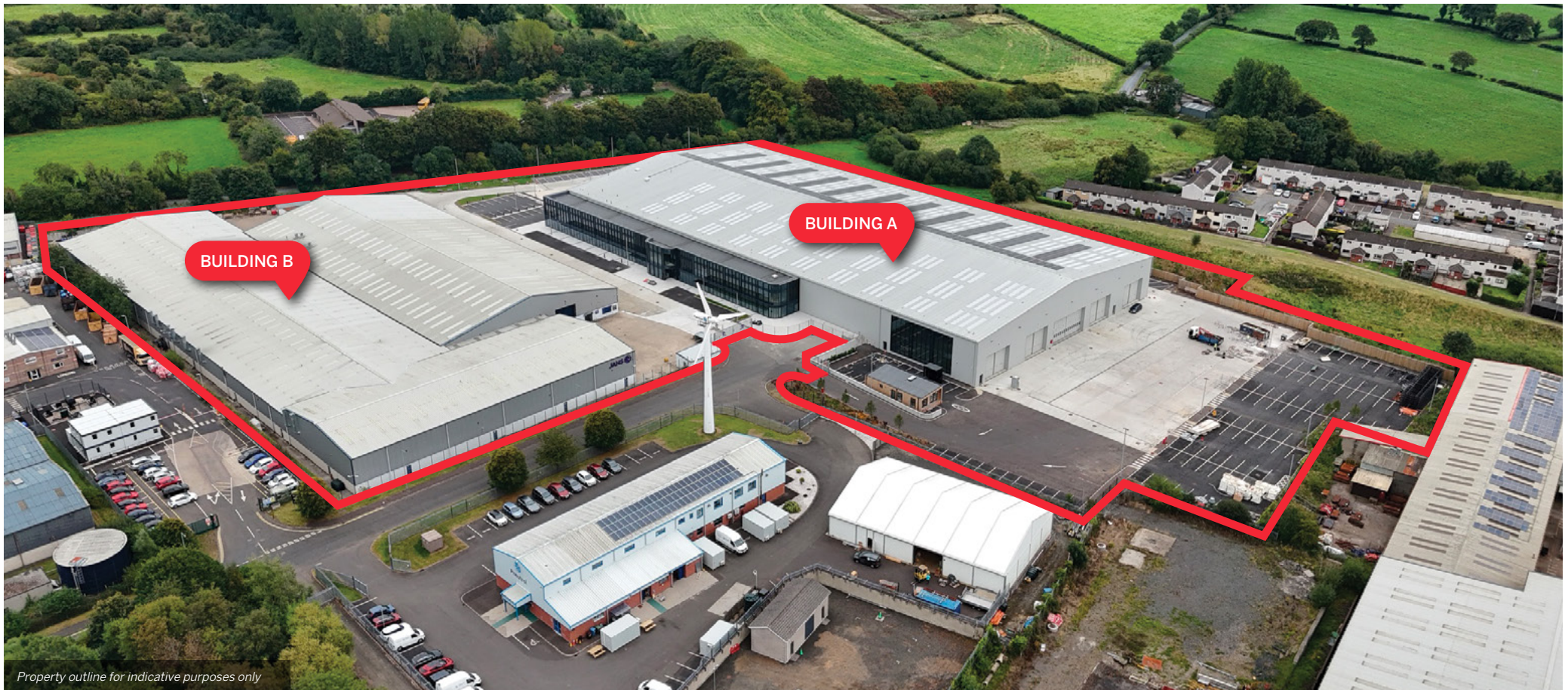
The buildings are located conveniently to a skilled manufacturing/logistics workforce and a strong business ecosystem.

The town has excellent connectivity as it is well served by road and rail infrastructure and boasts a range of retail (eg. Junction 1) and sport/leisure destinations due to its strategic location adjacent to the M2 motorway (Junction 6). It is also within easy reach of the airports and ports and the wider Northern Ireland network of towns and cities. Serving the population is a wide range of primary and secondary schools/colleges (CAFRE) operating within the town boundary.

Nearest motorway junction (M2): 1.2 miles
George Best Belfast City Airport: 15 miles
International Airport: 4 miles

Belfast/Belfast Port: 14 miles
Larne Port: 23 miles
Derry~Londonderry: 53 miles

The subject property is located to the east of the town centre in a recognised commercial/ industrial estate with many well known manufacturing, logistics, advanced engineering, construction, tourism, technology and life science/healthcare employers in the vicinity including WG Baird, Mivan, Camden, Randox which serve local, national and international markets.



Architectural floor plan of a factory layout. The plan shows a large rectangular building with a grid of rooms. The top section contains a long corridor with restrooms and a kitchen. Below this is a large area with multiple rows of 'WORKCELL' and 'SUB ASSEMBLY' rooms. A central 'DELIVERY ZONE' is located near the bottom center. To the right, there is a 'Raw Material Storage' area and a 'Goods In' area. The plan includes various annotations such as 'NOTE: The clear operational width of this door cannot be less than 12000mm.' and 'NOTE: The clear operational width of this door cannot be less than 12000mm.' A red line outlines the property boundary. A north arrow is located in the top right corner.

DESCRIPTION

The subject property is an extensive industrial facility comprising 2 high specification, portal frame, factory/warehouse buildings situated on a site of c.10 acres. The site is secure with a barrier entry system and a one way traffic flow management plan using separate entry and access points which has been designed and implemented. The site is monitored through intruder alarms and CCTV.

BUILDING A

Comprising an exceptional, recently constructed high bay, portal frame, building with rooftop solar panels and adjoining, but structurally independent, office block. Within the main factory/warehouse structural steel is designed to support a total of 6 overhead gantry cranes. Externally there are areas for hard standing, yard storage and parking all with LED lighting. More specifically the building has the following:

- i) 3 bay, factory/warehouse and welfare block. Footprint – 105,830 sqft (9,832 sqm). Gross Internal Area c.128,628 sqft (11,949 sqm) with concrete loading yard designed to allow use of Combi Straddle crane or similar to a full SWL 25 tonnes.
- ii) Welfare block (2 storey): 12,874 sqft (1,196 sqm).
- iii) Adjoining but structurally independent office block with feature glazing (2 storey, finished to core & shell): c.16,360 sqft (1,520 sqm).
Currently designed for reception, lift access to first floor, board room, open plan and cellularised offices, kitchen and WCs. Alternative configurations may demonstrate a different utilisation of the space. Details upon request.
- 6 no. level roller shutter doors.
- Parking: 245 spaces, 22 of which have 11 KW EV charging stations.
- Portal frame designed at 5.7m centres with overall dimensions of the building being 142m and 69m.
- Eaves height c. 35ft (10.7m) rising to c. 47ft (14.3m) at the apex.
- Goods in: 1 no. level access door, 12m x 6.17m.
Goods out: 5 no. – 4 no. 8.1m x 6.17m and 1 no. 12m x 6.17m.
- Wi-Fi throughout.
- Gantry craneage:
 - in north area: a) 1. no. 5 ton. Design provides for a further crane.
 - in south area: b) 1 no. 5 ton. Design provides for a further crane.
 - in central area: c) 2 no. 10 ton.
 - Overhead crane lifting capacity of up to 15 tonnes.
- New factory perimeter has 180mm ring main fire hydrant connected to NIW water main.
- Factory heated by overhead electrical fans designed to maintain temperatures of 14–18 °C when doors are closed.
- Floor loading: to be confirmed in 'as built' drawings but understood majority of floor is built to 15 KN/m² with 30 KN/m² in the proposed storage area.
- Solar PV panels on south flank: capable of delivering 250 KW. Provision made for battery storage in yard at a future date.
- Power supply: 1250 KVA via a HV transformer.
- Aspirating smoke detection system.
- Welfare area: includes male and female WCs, accessible/disabled and super loo toilets (gender neutral), shower and changing areas, stores, first aid room, comms room and lift to proposed first floor canteen area.

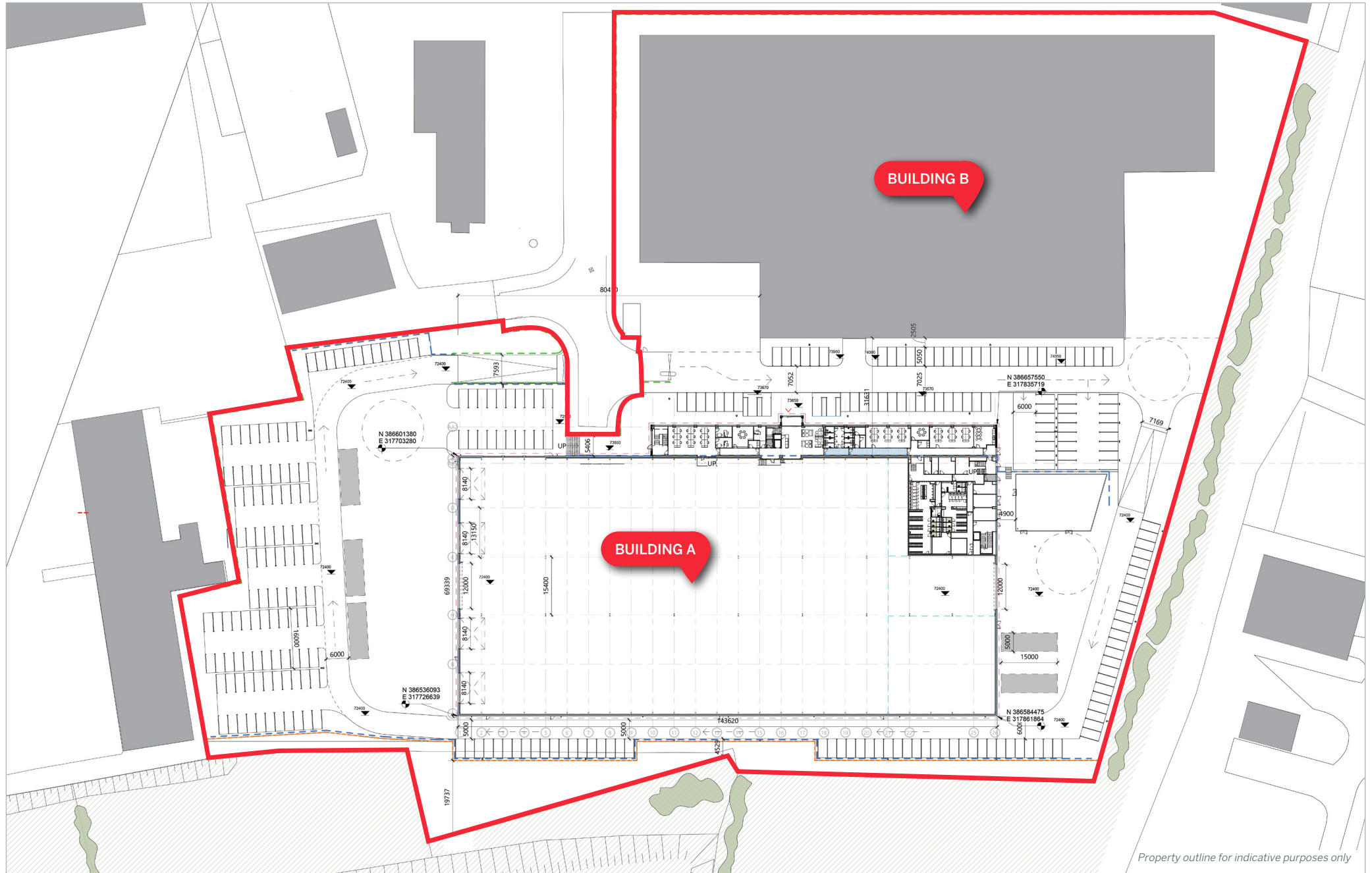


Building A: High bay factory/warehouse

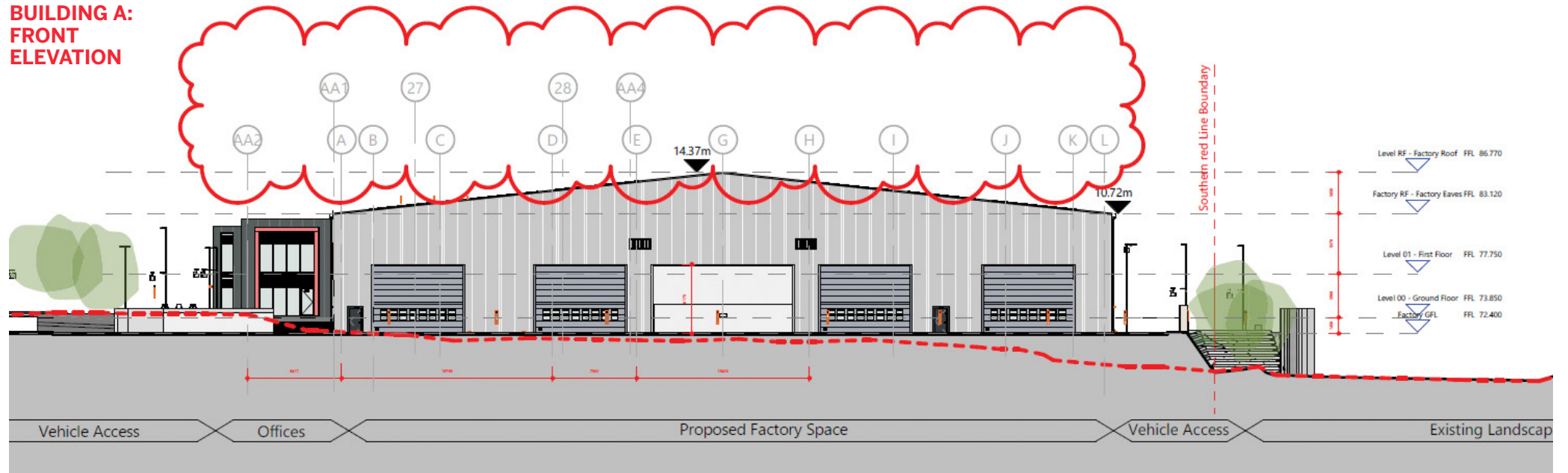


Building A: Office, first floor

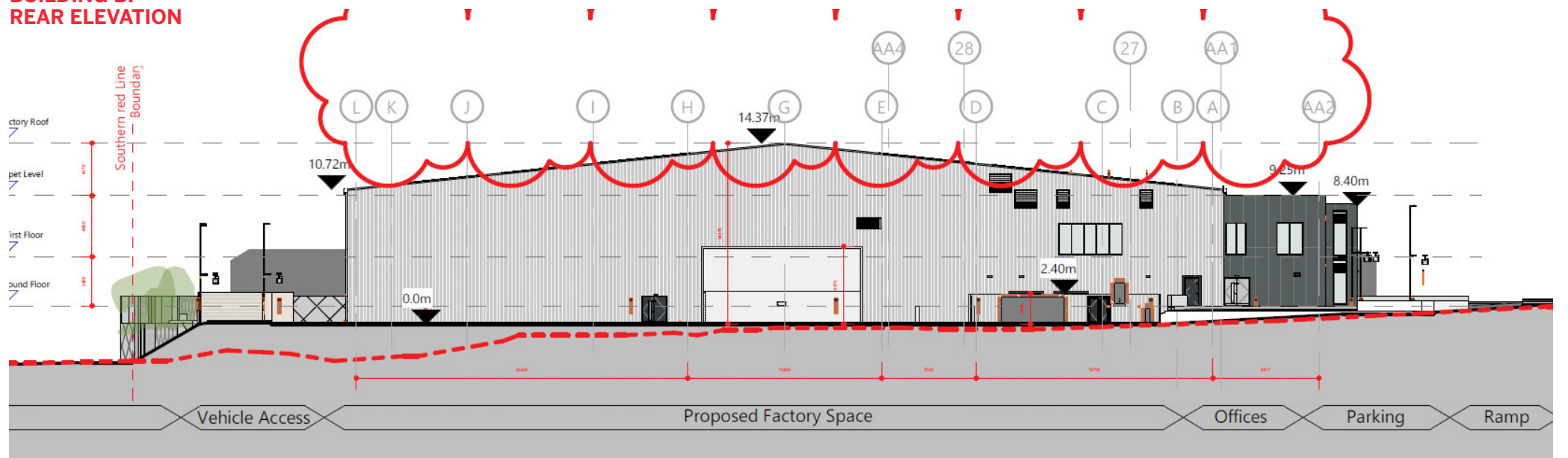
SITE MAP



BUILDING A: FRONT ELEVATION

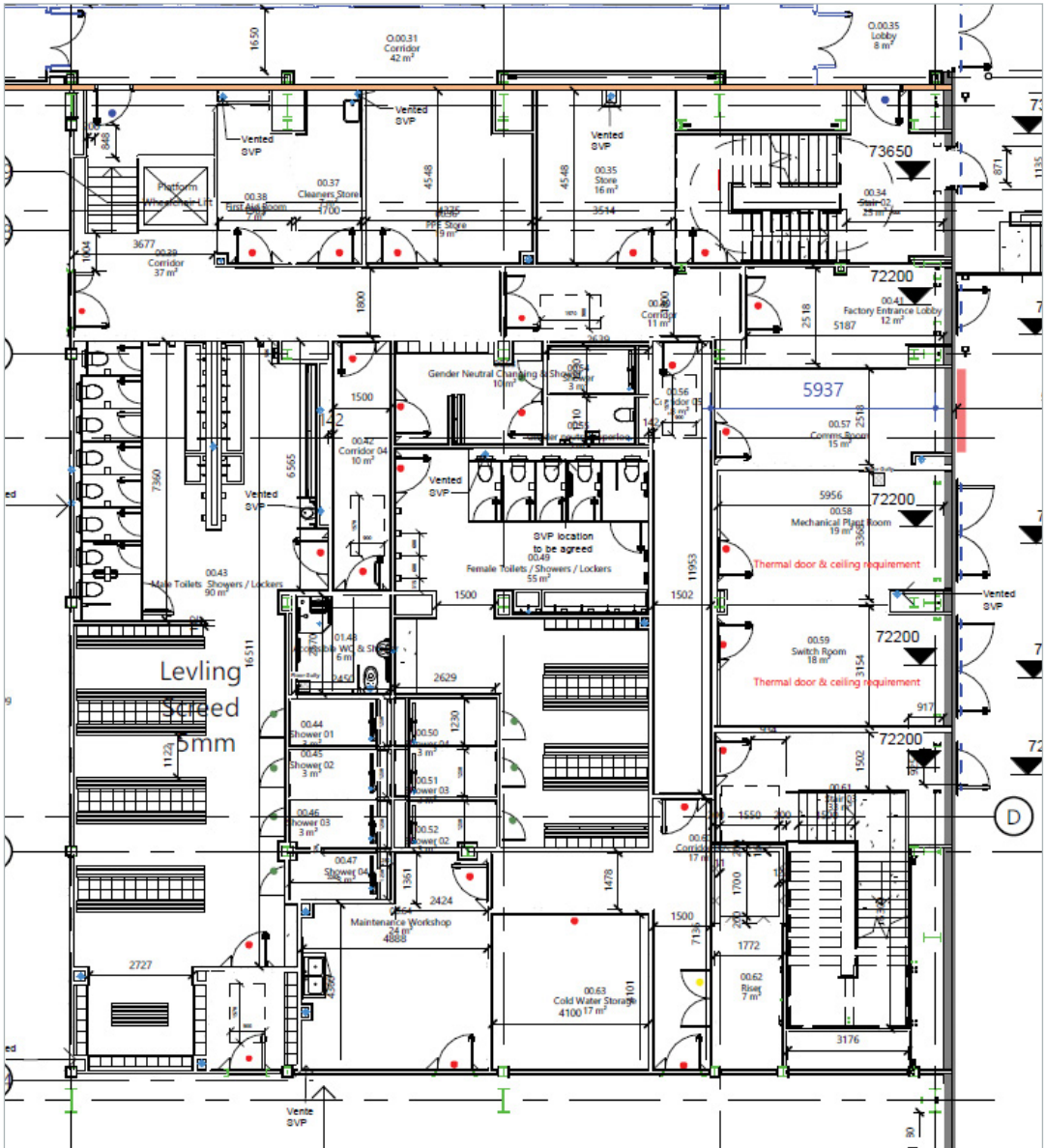


BUILDING B: REAR ELEVATION

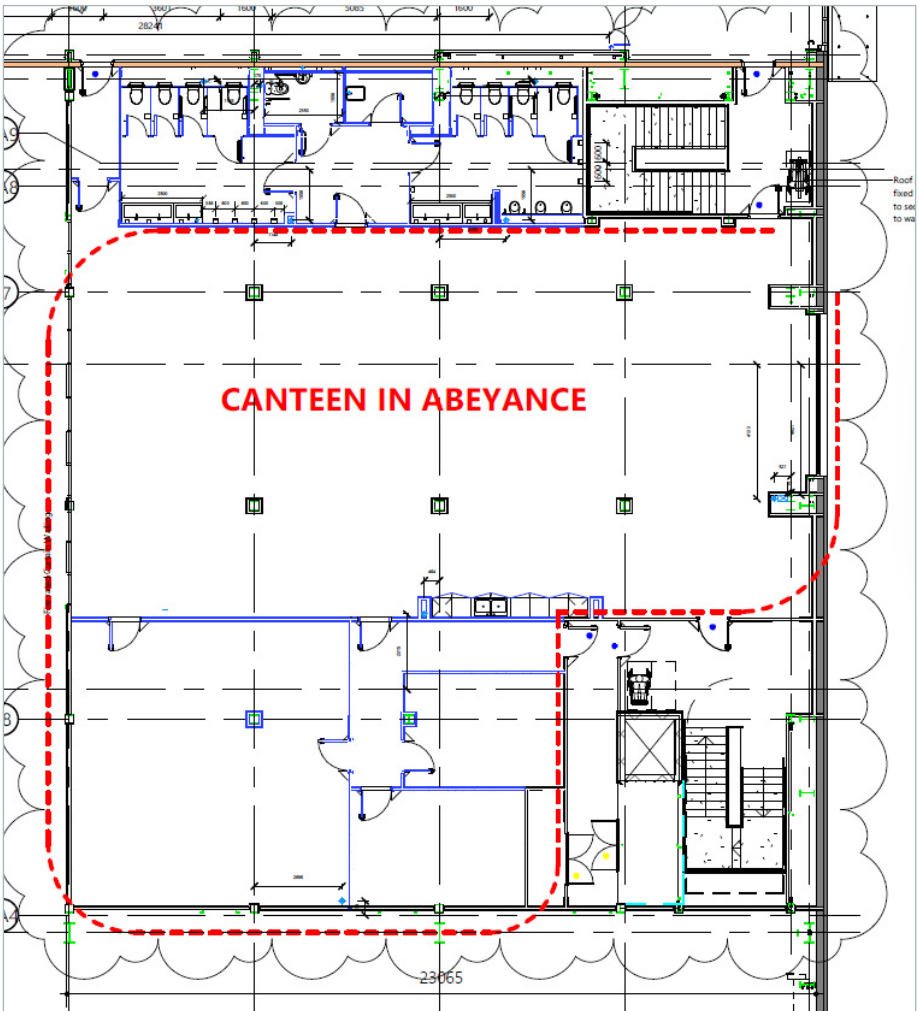


BUILDING A: WELFARE BLOCK

GROUND FLOOR

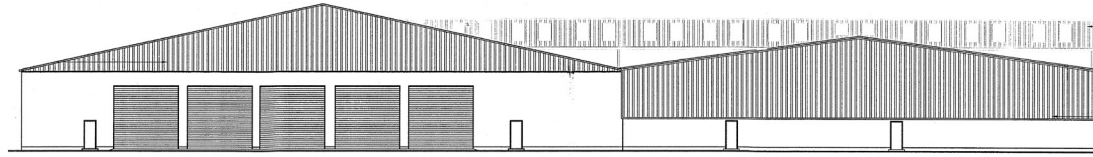


FIRST FLOOR

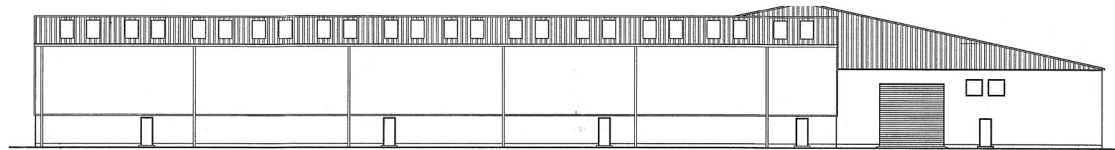


Canteen

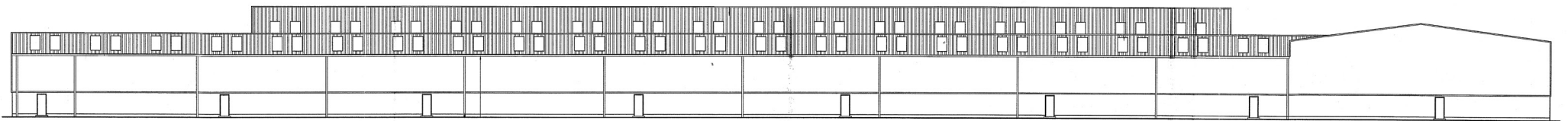
BUILDING B: ELEVATIONS



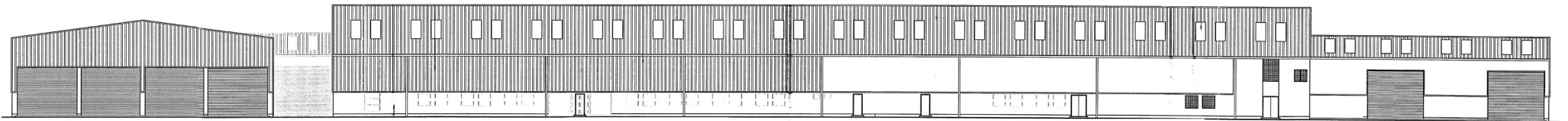
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

BUILDING B: FLOOR PLANS





DESCRIPTION

BUILDING B

Modern, 3 bay high specification factory/warehouse and offices/staff facilities with yard and parking providing the following:

- 3 bay, factory/warehouse: c.100,000 sqft (gross internal area).
- Single storey office/welfare block of c.6m to include canteen and WCs.
- Eaves height: 6m rising to c.10m at the apex.
- 11 no.level access roller shutters doors.
- Power Supply: 1250 KVA.
- Compressed air supply.
- Parking for 31 cars.





Building A



SERVICE CHARGE

Only applicable if site sold/let in parts.

TITLE

Understood to be held under folios AN152210L & AN142860L, Long term Leasehold Title for c. 999 years from 3 March 2006 subject to a nominal ground rent. There is also an NIE grant of Easement (details upon request).

RATES PAYABLE

	Building A	Building B
NAV	To be assessed	£313,600
Rates Poundage 2025/26	£0.5876	£0.5876
Rates Payable	To be assessed	£184,271

LEASE DETAILS

Term

By negotiation.

Rent

Upon Application.

Repairs and Insurance

Lease to be offered on an FRI basis.

PRICE

Offers invited.

VAT

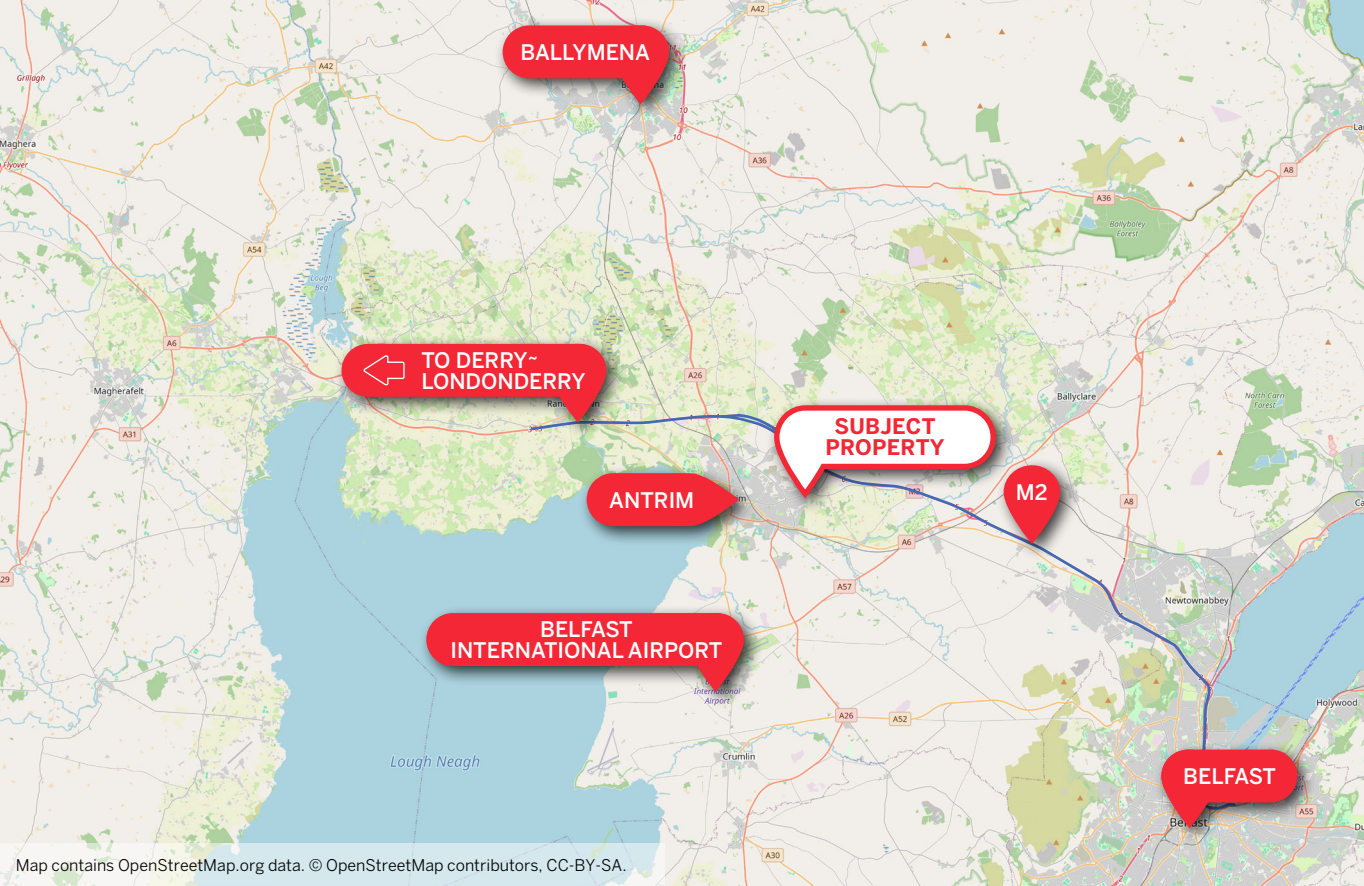
Will be chargeable on rent and price. All prices, outgoings and rentals are exclusive of, but may be liable to VAT.



Building A: Welfare block



LOCATION



STAMP DUTY

Stamp duty will be the liability of the tenant/purchaser.

EPC

The property has an Energy Efficiency rating of:

- **Building A:** To be assessed upon practical completion of construction.
- **Building B:** 94 D.

The full Certificates can be made available upon request.

		BUILDING A	BUILDING B
SCORE	ENERGY RATING	EPC	EPC
<0	A+ Net zero CO ₂ emissions		
0-25	A		
26-50	B		
51-75	C		
76-100	D		94 D
101-125	E	TBC	
126-150	F		
>150	G		

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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

REF 24819



For further information:
David McNellis: 028 9050 1551 / 07887 911 077
dmcnellis@lisney-belfast.com
Jonathan Haughey: 028 9050 1540 / 07718 571 498
jhaughey@lisney-belfast.com

Viewing strictly by appointment with the sole agent Lisney

Lisney Commercial Real Estate
3rd Floor, Montgomery House
29-33 Montgomery St, Belfast BT1 4NX
Tel: 028 9050 1501
Email: property@lisney-belfast.com

lisney.com   

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

