

An aerial photograph of Antrim Technology Park, showing several large industrial buildings, parking lots, and green spaces. A red outline highlights the main area of the park. The surrounding area includes residential houses and more green fields.

ATP

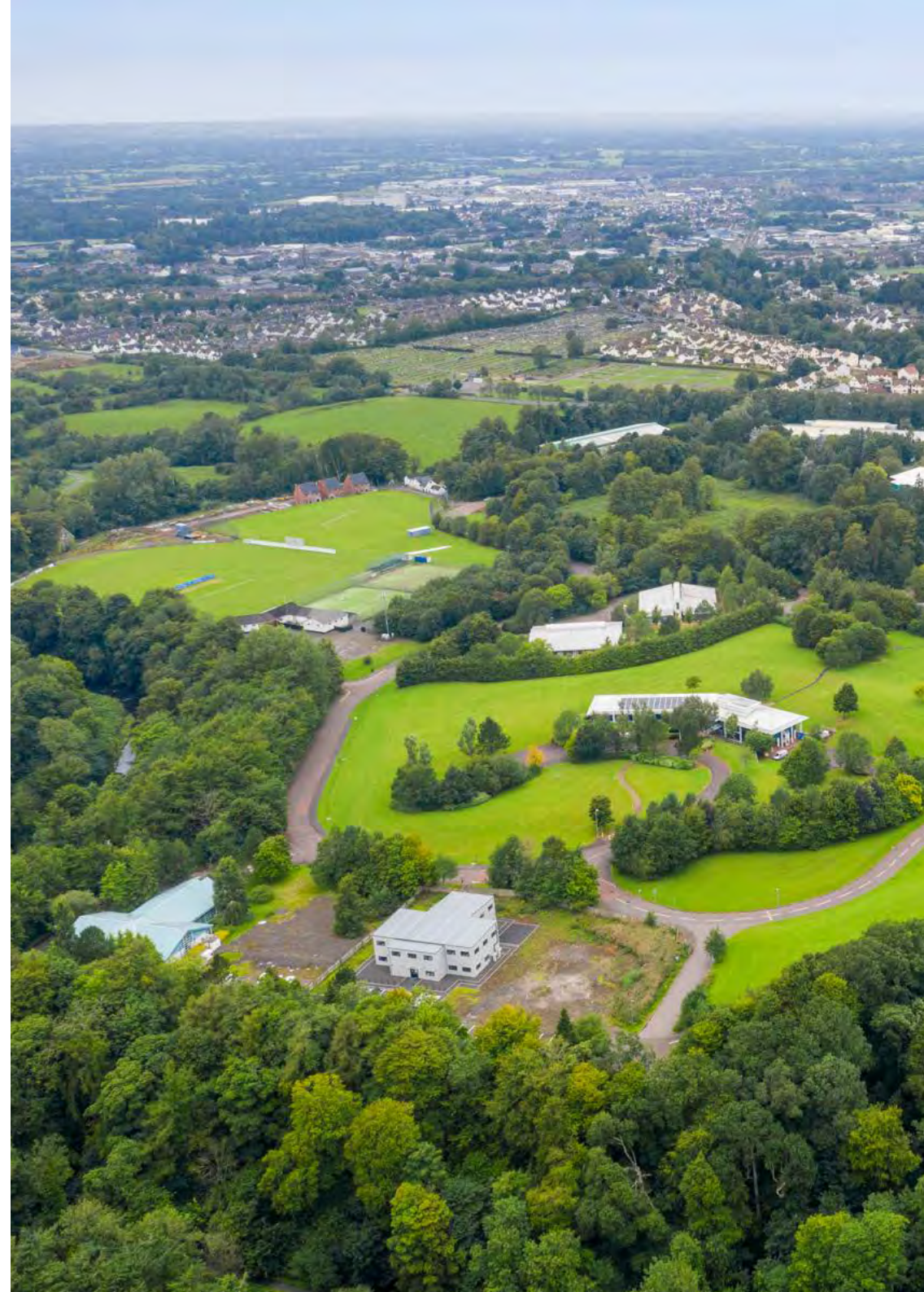
ANTRIM TECHNOLOGY PARK,
BELFAST ROAD, MUCKAMORE,
ANTRIM, BT41 IQS

Lisney

FOR SALE | INVESTMENT / DEVELOPMENT OPPORTUNITY

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SUMMARY

- ◆ A rare opportunity to purchase a designated campus style 'Technology Park' comprising a fully landscaped site and substantial car parking facilities.
- ◆ Freehold disposal.
- ◆ Total site area of 76 acres.
- ◆ Currently generating a total rental income of £867,000 per annum, subject to a number of break clauses and lease expiries.
- ◆ Of the Current income of £867,000 per annum, £351,250 per annum is under lease until 2029 with no break clause.
- ◆ The Technology Park totals c. 153,912 sq ft accommodation, of which c. 22,669 sq ft has previously been sold off via long leasehold titles.
- ◆ A net total accommodation of c. 131,243 sq.ft comprises excellent large factory units and a number of own door commercial/office buildings all with extensive carparking, site storage and marshalling provision. There is an extensive quality road network providing unrivalled opportunities for future development (STPP).
- ◆ 97% let to Schrader Electronics Ltd., a group company of Sensata Technologies Holding PLC.
- ◆ Sold with the benefit of a 3.42 acre fully serviced site.
- ◆ Numerous other development opportunities within the park, subject to all required permissions.
- ◆ Offers invited in excess of £6,950,000 exclusive

NORTHERN IRELAND



Over 1,100 international investors and a multitude of investors from the rest of the UK have chosen to locate in Northern Ireland and over 70% of new inward investors reinvesting.



NI has a population of 1.8m people and is one of the youngest and fastest growing in Europe with 53% of the NI workforce under 40 years old.



Operating costs average 20 - 30% less than the rest of UK and Europe.



The highest availability of superfast broadband and 4G download speeds.



There are 160 Ferry and Freight sailings per week to Great Britain and Europe.



The regions airports deal with almost 7m passengers per year.



Under two hours by road or rail from Belfast to Dublin, the capital of the Republic of Ireland.



Queens University is 1st in the UK for entrepreneurial impact and Ulster University is in the top 3% of Global Universities.

NORTHERN IRELAND TECHNOLOGY SECTOR



A vibrant **advanced manufacturing and engineering** sector. The region has a depth of expertise across several sectors including aerospace, automotive, materials handling and life & health sciences.



International companies operating in the region include **Spirit AeroSystems, Caterpillar, Linamar, Seagate, Sensata, Terex and Terumo.**



The world's top region for **FS technology inward investment.**



The **#1 international investment location for US cyber security firms** and is home to the UK's national innovation and knowledge centre for cyber security, CSIT (Centre for Secure IT), based at Queen's University Belfast.

LOCATION

Antrim is located approximately 20 miles to the North West of Belfast City Centre, 11 miles to the South of Ballymena and 21 miles to the North of Lisburn.



The Property is situated to the south of Antrim town centre, approximately 3 miles from Junction 6 of the M2 Motorway, in a highly prominent location fronting Belfast Road, the main carriageway leading into the town centre.

Antrim Technology Park is strategically located 7 miles from Belfast International Airport and 20 miles from George Best City Airport. The property is very accessible, within a 5 minute drive from the Antrim train station and only a 30 minute drive along the new A8 (22miles) from Larne Port with direct high speed links to Britain.

County Antrim has a number of key business supply chains servicing established international companies such as Bushmills Whiskey and Diageo. Major international businesses are also heavily invested in Co. Antrim including Randox Laboratories, Bamford Bus Company and Caterpillar.

There are over 14,000 VAT-registered businesses in County Antrim, and over 8,000 businesses in neighbouring Belfast. The major sectors providing supply chain opportunities in Antrim are agriculture and support services, food and drink, construction, retail and professional business services.

County Antrim is home to over 435,000 people, rising to over 700,000 people when nearby Belfast is included. Potential workforce is increased due to strong transport links by train and motorway into Counties Londonderry, Armagh and Tyrone.

Northern Ireland is recognised for world class education outcomes, leading to a highly educated and skilled workforce. The Northern Regional College has locations in Antrim, Ballymena, Ballymoney, Newtownabbey and Larne, and works closely with local employers.



SITUATION

The property occupies an approximately 76 acre site accessed off the roundabout joining the A26 Belfast Road/Belmont Road c. 1.4 miles south east of the Antrim town centre. The site is bounded by the A26 to the north and the Six Mile Water River to the remaining south, east and west boundaries.

The Technology Park is in close proximity to large residential developments situated at the northern side of the Belfast Road/Belmont Road and low density residential dwellings at Oldstone Road.

The estate roads within the park also provide access to the adjoining Muckamore Cricket and Lawn Tennis club which is situated to the south west of the site and there is also access to the public walkway 'Mill Race Trail' which is a pathway running beside the Six Mile Water river to Muckamore.



DESCRIPTION

Antrim Technology Park was developed in the 1980s by the Industrial Development Board (one of Invest Northern Ireland's predecessor bodies) and opened in 1986.

The estate was specifically developed for the technology industry to encourage enterprises which make use of high technology, operating in the fields of electronics pharmaceuticals biotechnology, light engineering, research and development and design.

Antrim Technology Park comprises a number of standalone factory / manufacturing / R&D and office units within a designated 'Technology Park' including service roads and a substantial level of dedicated car parking to each unit. The park includes a generous amount of landscaping, mature trees and shrubbery throughout.

The vendor's interest comprises 13 no. buildings, car parking and a number of potential development sites, subject to all necessary consents. There are 2 no. large factory units (23,000 sq ft and 50,940 sq ft) within the estate and the remaining own-door units are predominantly office use ranging in size from 1,560 sqft to 10,310 sqft.

Antrim Technology Park also provides a c.3.42 acre fully serviced site along with numerous other development opportunities within the park, subject to all required permissions.



POTENTIAL DEVELOPMENT SITES





ACCOMMODATION

Unit / Site	"Size (SqFt)"		
	Gross Footprint	Net Internal Area	Gross Internal Area
New Build	Site		2.096 Acres
I	7,535	6,027	7,470
2A	2,190	1,820	2,190
2B	1,878	1,560	1,830
2C	3,370	3,130	3,358
3	7,338	6,790	7,330
4	7,535	5,855	7,535
5	7,869	6,357	7,869
6A	1,948	1,717	1,935
6B	1,946	1,726	1,946
6CD	3,637	3,355	3,660
7	12,180	10,310	12,180
8 - Sold	8,029	8,029	8,029
9 - Sold	8,290	8,290	8,290
10	20,671	20,266	23,000
11	40,100	43,525	50,940
12 - Sold	6,350	6,350	6,350
13 - Sold	Site		0.722 acres
14 & 15	Sites		0.466 acres
16	Car Park		
Totals (excluding I3 & Bases I4 & I5)	140,866	135,107	153,912
Totals of Units Sold Off (excluding I3 - site)	22,669	22,669	22,669
Net Totals	118,197	112,438	131,243



Unit 1



Unit 10



Unit 11



Unit 7



Unit 2



Unit 5



Unit 4



Unit 3



TENANCY

Schrader Electronics Ltd is a private limited company incorporated in Northern Ireland in 1991 whose principal activity is the development and manufacture of Remote Tyre Pressure Monitor Systems.

Turnover and profit for 2019 were £390 million and £40 million respectively.

Schrader Electronics Ltd is a group company of Sensata Technology Holding PLC who have over 19,000 employees in 13 countries and generated \$3 billion in revenues in 2020.

Their base at Antrim Technology Park is their primary manufacturing hub for the Sensata TPMS sensor, systems manufacturing and assembly.

The Park has been the location of their manufacturing facility since the mid 1990's. The company installed the first high-volume automated lines in the year 2000 with second and third automated lines installed in 2002 and 2003 increasing plant capacity to more than 13 million units.

In 2006, Antrim was the launch facility for Sensata's Snap-In sensor product.

BREAK CLAUSE

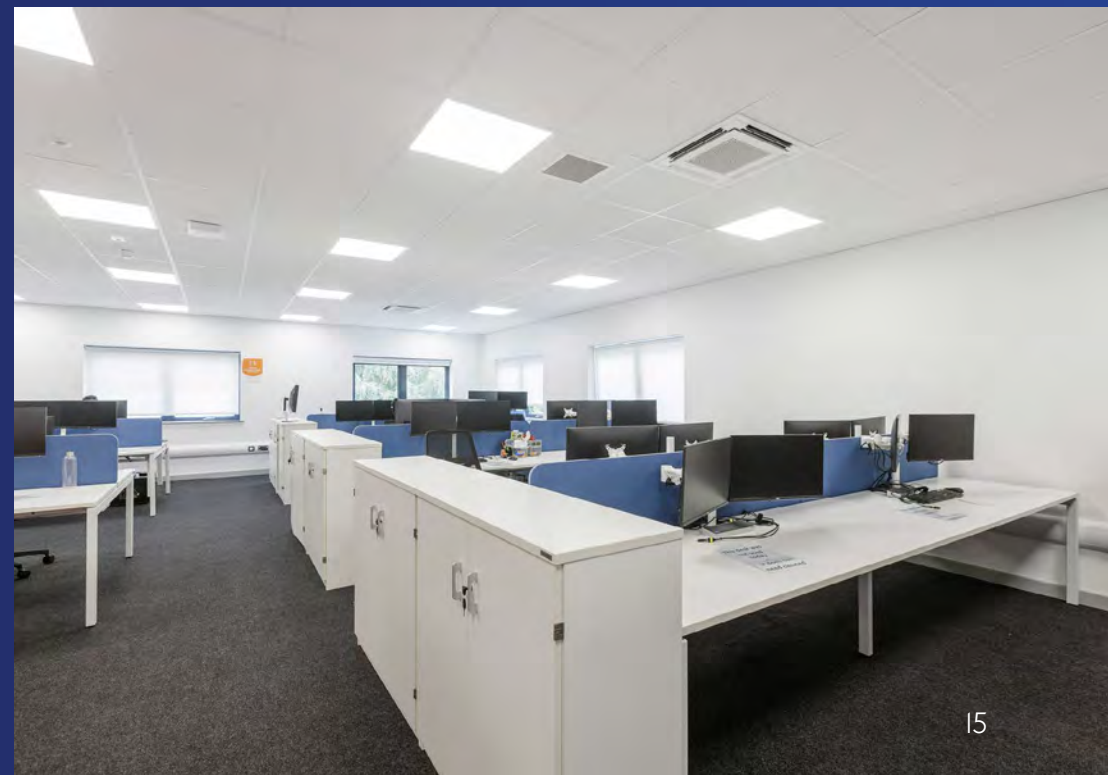
The tenant may determine the lease at any time after 3rd December 2021 by serving written notice ('Break Notice') on the Landlord of not less than six months nor more than nine whereupon this lease shall determine on the date specified in the Break Notice (Break Date'), time being of the essence in that regard.

Full details within each individual lease, available in the dataroom.

Unit	Tenant	Lease Start	Lease Expiry	Break Clause	Rent (£)	Rateable Value (NAV)
New Build - Sold	Fortress Diagnostics	-	19/02/3019	-	0	N/A
1	Schrader Electronics Ltd	04/12/19	03/12/2024	03/12/2021	51,500	£52,800
2A	Schrader Electronics Ltd	04/12/19	03/12/2024	03/12/2021	14,000	£15,100
2B	Fortress Diagnostics Ltd	01/01/2020	31/12/2021	-	12,250	£13,200
2C	Vacant	-	-	-	0	£21,600
3	Schrader Electronics Ltd	04/12/19	03/12/2024	03/12/2021	49,250	£52,400
4	Schrader Electronics Ltd	04/12/19	03/12/2024	03/12/2021	50,000	£50,700
5	Schrader Electronics Ltd	04/12/19	03/12/2024	03/12/2021	62,250	£54,400
6A	Schrader Electronics Ltd	04/12/19	03/12/2024	03/12/2021	11,900	To be reassessed
6B	Schrader Electronics Ltd	04/12/19	03/12/2024	03/12/2021	14,250	£13,300
6C & 6D	Schrader Electronics Ltd	04/12/19	03/12/2024	03/12/2021	23,850	£24,900
7	Schrader Electronics Ltd	04/12/19	03/12/2024	03/12/2021	91,500	£82,500
8 - Sold	Power NI	01/01/2005	31/12/2103	-	0	N/A
9 - Sold	Nitec Solutions Ltd	-	29/09/2103	-	0	N/A
10	Schrader Electronics Ltd	04/12/19	03/12/2024	03/12/2021	110,000	£146,000
11	Schrader Electronics Ltd	04/12/19	03/12/2029	-	337,250	£374,500
12 - Sold	Delap & Waller	-	02/07/3000	-	0	N/A
13 - Sold	Delap & Waller	-	02/07/3000	-	0	N/A
14 & 15 - 2.3 acre development site	Schrader Electronics Ltd	01/03/19	03/12/24	03/12/2021	25,000	N/A
16-Car park	Schrader Electronics Ltd	04/12/2019	03/12/2029	-	14,000	N/A
Total					867,000	



Antrim Technology Park (ATP)



PLANNING

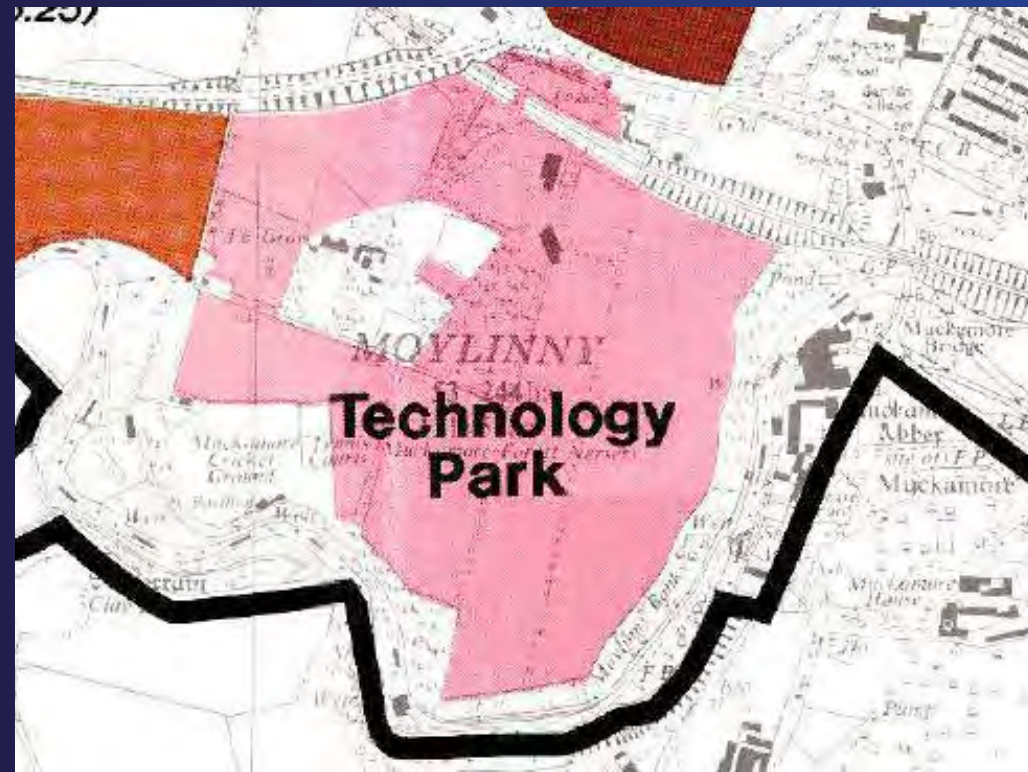
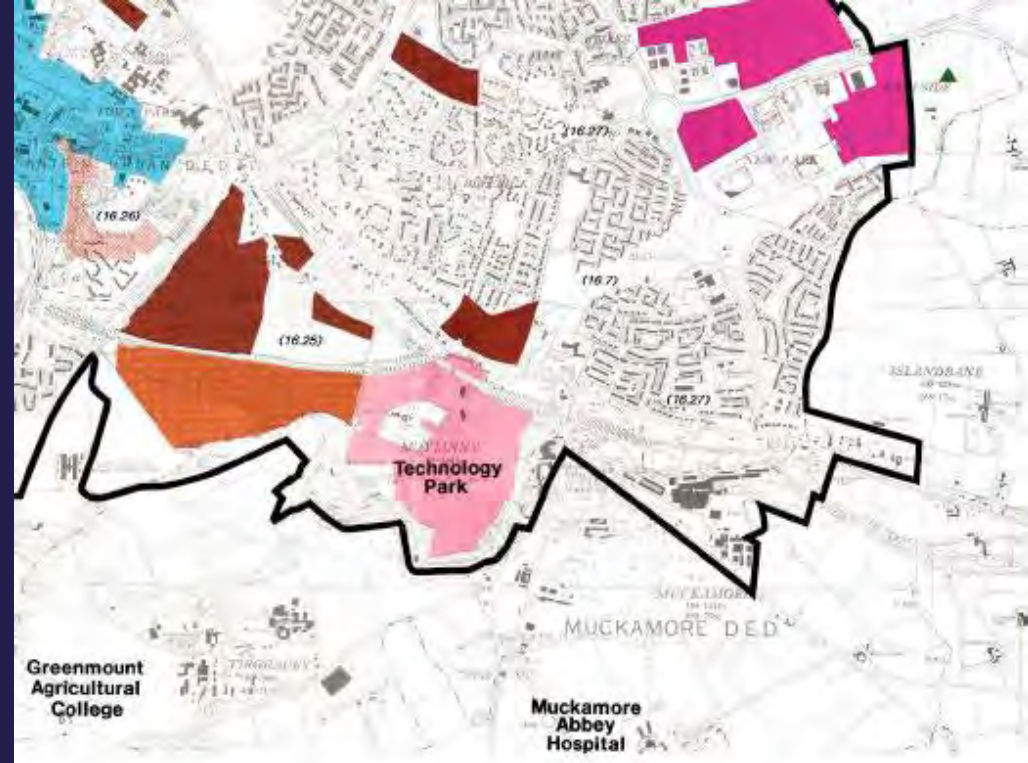
The Technology Park comes under the remit of Antrim and Newtownabbey Borough Council and development is guided by The Antrim Area Plan 1984-2001 (adopted on 21 June 1989).

The subject site is designated as a Technology Park within the Plan which details the following in relation to the property under 'Industrial Locations', section 16.5:

“Some 32 hectares (80 acres) are being developed at Muckamore as Northern Ireland’s first Technology Park. A proportion of these lands will be reserved solely for amenity space in keeping with Technology Park concept.”

There is also an area within the park that is ‘white land’.

Please Note: All interested parties are required to make their own enquiries into the planning approvals / potential planning approvals of the Technology park.



SERVICE CHARGE

The total service charge budget for 2018/19 is £68,907 which reflects c. 45p per sq ft. Units 8,9,12&13 have been sold off but contribute to the service charge budget.

COVENANT STRENGTH

Schrader Electronics Limited, Company No.(NI025720) has a Creditsafe score of 85 out of 100 and would be deemed to be very low risk, part of the ultimate holding company, Sensata Technologies Holding PLC.

Sensata Technologies Holding PLC, Company No.(I0900776) has a Creditsafe score of 85 out of 100 and would be deemed to be very low risk,

Fortress Diagnostics Ltd, Company No.(NI038167) has a Creditsafe score of 82 out of 100 and deemed to be very low risk.

PROPOSAL

Offers invited in excess of £6,950,000 exclusive

TENURE

Freehold

EPC

EPC Certificates are available on request.

DATAROOM

A dataroom is available for named parties by invitation of the sales agent.

TREE PRESERVATION ORDER (TPO)

We understand a Tree Preservation Order applies to the Technology Park.

METHOD OF SALE

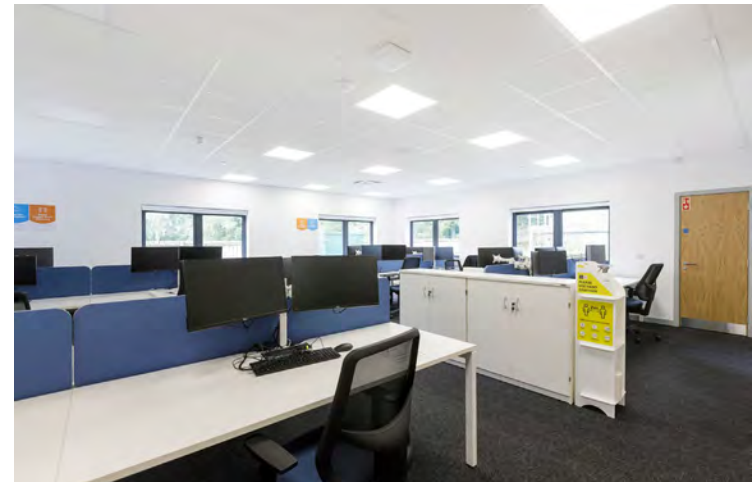
The property is initially being offered for sale by private treaty.

STAMP DUTY

This will be the responsibility of the purchaser.

VAT

We understand the property has been opted to tax and VAT is applicable.



VIDEO TOUR

The logo features the letters 'ATP' in a dark blue, sans-serif font, centered within a white rectangular box. This box is superimposed on a dark blue diamond shape that has a subtle gradient and a slight drop shadow, all set against a solid dark blue background.

ATP

The Lisney logo consists of the word "Lisney" in a white, bold, sans-serif font, enclosed within a white rectangular border. This logo is set against a solid red square background.

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FURTHER INFORMATION \ VIEWING

For further information or to organise a viewing, please contact the sole selling agent Lisney.

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The ATP logo features the letters "ATP" in a large, white, bold, sans-serif font. The letters are centered within a white rectangular box. This box is superimposed on a dark blue diamond shape that has a subtle gradient and a slight shadow effect.

**ANTRIM TECHNOLOGY PARK,
BELFAST ROAD, MUCKAMORE,
ANTRIM, BT41 IQS**

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848