



Belfast Region

Investment Guide







**Belfast
Region**

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Why Invest in the Belfast Region?

Excellent Transport Infrastructure

- Companies can easily do business with their customer base around the world.
- Belfast's two airports have daily scheduled flights to destinations across the UK and Europe including London, Paris and Amsterdam.
- Belfast Harbour is the second busiest port on the island of Ireland.

Location

- Operates in the same time zone and regulatory environment as the rest of the UK.
- Easily accessible location. London is only an hour away by air, with Dublin only two hours by rail and road from Belfast.
- Two airports and direct daily flights to a variety of European business locations.
- Northern Ireland is the only part of the UK that shares a land border with a Euro participant (Republic of Ireland).

Competitive Operating Costs

- Salary costs are lower than in the rest of the UK, and around 30 per cent lower than other European locations such as London, Dublin and Paris.
- Operating costs overall are lower than the rest of the UK and Europe*.
*FDI benchmarking.
- Prime office rents are among the lowest in Western Europe and compare very favourably with other regions in the UK and the Republic of Ireland.
- The overall tax burden in Northern Ireland is the lowest of all the major European economies. Corporation tax (19 per cent) is among the lowest in Europe.

Excellent Digital Connectivity

- The first region in Europe to achieve 100 per cent broadband coverage.
- A resilient, digital network provides high-speed voice and data connections throughout the world.



Highly Skilled Talented Workforce

- The Region provides access to over 1 million people - more than half of the Northern Ireland population. It generates approximately £47,000 GVA per head and has a productivity of around 6% higher than the NI average.
- A total of 61% of all jobs in Northern Ireland are based within the Region and it has a high level of educational outcome in comparison to the rest of Northern Ireland.
- There is a clear vision of inclusive economic growth that delivers more and better jobs. Improved skills aligned to opportunities for business growth have been identified by the Council partners as a key priority to continuing investment in our workforce.

Wide Range of Development Opportunities

- The Region's strategic location on the eastern economic corridor of Ireland, makes it one of the most industrious and ambitious regions on the island, best placed to take advantage of its cross-border location and ports linkage to Britain and beyond.
- Across the Partner Councils, a whole series of local & regional projects, programmes and initiatives are being driven forward to try to transform and regenerate the wider region.
- Through cooperation, investment has been secured to take forward a number of the most strategic flagship projects, but there are many more opportunities still to be realised across the region.

The Belfast Region City Deal (BRCD)

Belfast is home to Northern Ireland's capital city and home to over 1 million people. The Belfast Region comprises of six local authorities:



Belfast City Council



Mid & East Antrim Borough Council



The population consists of a young, ambitious and growing region with more than 550,000 people under the age of 40. There are two excellent universities supporting the education of 45,000 students, as well as four regional colleges, with a combined total of more than 110,000 students.

In 2017, 56.8% of Northern Ireland's active business base was located within the region, generating a total GVA of approximately £24,320m and provides critical access and transport links for trade and tourism.

Targeted Sectors

The Belfast Region City Deal Partners, which includes the six local authorities, two universities and four further education colleges have agreed a programme focused on the following main target sectors:

- Financial, Business and Professional Services
- Agri-Food
- Digital and Creative Technologies
- Advanced Manufacturing, Materials and Engineering
- Life and Health Sciences
- Tourism
- Construction and Materials Handling
- Clean Growth and Clean Technology

The Belfast Region has seen considerable strengths across these sectors. To maintain progress, investment will be needed in research and development, innovation and digital capabilities, technology, skills and infrastructure.

Belfast: Renewed Ambition

What is the Belfast Region City Deal?

The Belfast Region City Deal (BRCD) comprises a £850 million co-investment package for the city region. UK Government has contributed £350 million and as part of the deal, the NI Executive is expected to add at least a further £350 million and six councils and universities will contribute over £150 million. It is hoped that the deal will create up to 20,000 new and better jobs alongside delivering a 10 year programme of inclusive economic growth – including an increase of £470m Gross Value Added (GVA).

The BRCD partners have agreed four key investment pillars:

- Infrastructure
- Tourism and Regeneration
- Innovation and Digital
- Employment and Skills

Belfast: Renewed Ambition is a unique collaboration between Belfast City Council and a number of strategic public and private sector partners from across Northern Ireland. The initiative launched in October 2020 with the aim of building upon the success that Belfast and the Belfast city region has enjoyed in real estate growth and investment in recent years, by showcasing the wide range of opportunities here for real estate investors, developers and occupiers.

Belfast: Renewed Ambition has five key pillars; stakeholder engagement, research, communications, development of a knowledge repository and finally, a programme of dynamic virtual events. The series of events draws upon local and internationally-respected experts to highlight our sectoral strengths, tell our city region's story of success and draw attention to the key selling points that set the Belfast city region apart from other major cities across the UK and Ireland, such as talent, location, connectivity, cost of living and quality of life.

Innovation & Digital

Employability & Skills



Innovation & Digital – Investments in innovation and digital capability will deliver projects such as:

- The Global Institute (GII)
- The Centre for Digital Healthcare technology (CDHT)
- The Institute for Research Excellence in Advanced Clinical healthcare (i-REACH)
- The Advanced Manufacturing Innovation Centre (AMIC)
- The Screen and Media Innovation Lab
- The Regional Innovators Network
- Smart District and Testbeds
- The Infrastructure Enabling Fund
- i4C Innovation Centre

Employability & Skills – The BRCD partners, working with the Northern Ireland Departments, propose to invest £30 million in a package to ensure that the right skills are still available to support the growth that is going to be created.

This package will include establishing an Employability and Skills Partnership, for the delivery of a transformative, inclusive employability and skills programme, a City Deal Apprenticeship Programme and a Digital Skills Programme.

The investment will also include a programme that will provide support for those who are economically inactive into sustainable employment.

Infrastructure



Tourism & Regeneration



Infrastructure – This investment will play a crucial role in connecting people living in the more deprived areas of the region to key employment centres. The planned investments include, the Southern Relief Road, Phase II Belfast Rapid Transit and a pedestrian and cycle-bridge across the River Lagan which will improve access into Belfast City Centre.

Tourism and Regeneration – The Belfast Region partners will deliver a number of world-class visitor attractions spread across the region, supported by re-imagined towns and cities to create a stronger, more cohesive tourism experience which inspires people to visit, stay longer and return more often. Projects that will be included in this are:

- Belfast Destination Hub
- Gateway to the Mourne
- Hillsborough Castle & Gardens, including Hillsborough Village
- The Gobbins
- Bangor Waterfront Regeneration (see page 34)
- St. Patricks Barracks (see page 22)
- Newry City Centre Regeneration
- Carrickfergus Regeneration

Northern Ireland Market Commentary

1.88m
people

26%
aged 16-34

28%
aged 35-54

The Belfast city region is a compelling investment proposition, perfectly positioned post-Brexit with unique strengths including the competitive advantage of access to EU and GB markets, and connections to international markets such as the US.

The strong digital infrastructure, highly skilled talent pool and the resilience of our people who have a unbridled spirit to succeed are also key reasons to invest. The region has a strong track record in investment and reinvestment, five years of growth momentum in real estate, and has seen exponential growth in the tourism, hospitality and food and beverage sectors in recent years.

In 2020, the Covid-19 pandemic has had a significant impact on the global economy. Many sectors have been negatively affected by the stalled economy and uncertainty, however others have been relatively insulated or even seen growth (such as online retail). After a five year upward trend, Northern Ireland has seen an inevitable slow down with reductions in rents and prices in the real estate sector. However, the Belfast region is well placed with strong investment opportunities as we adapt and move forward.

Tourism

In 2019, NI welcomed 5.3m visitors, who spent a record breaking £1bn (8% more compared with 2018). Overnight trips to Northern Ireland by external visitors was estimated to be in excess of £3 million.

Tourism in Northern Ireland is set to rebound strongly after 2020 as restrictions lift and the region remains a highly appealing visitor destination. It is well placed to capitalise on heightened demand for staycations from the domestic, NI and ROI markets in the short term, and the return of international visitors.

£1billion

expenditure from
5.3 million trips

£3m

Overnight visitors
from outside NI





Office

After several record years of take-up, 2020 like all global markets, has seen Belfast record a low-level of take-up with a total of 29 transactions for the full year equating to 13,091 sqm (140,911 sqft). The Belfast region is well placed to accommodate collaborative working spaces that will be in demand for the future of office space. Within the region, a range of development opportunities exist which are ideal for new ways of working.

5,081sqm

H2 2020 take-up

13,091sqm

2020 full year take-up

£22-£23

Rents psf new build Grade A

£18-£20

Rents psf refurbished

2019 saw very strong performance in Belfast although figures are down on the record breaking total of 2018 which saw 64 deals concluded, equating to 48,066 sqm (517,380 sqft) of take-up.

Investment

In 2019 the market has seen an increase in transaction volumes year-on-year, with almost £212 million being invested across 32 separate transactions. Notable investments in 2019 included Sprucefield Retail Park in Lisburn and Crescent Link Retail Park in Derry, which were sold for £40 million and £30 million respectively, as well as the Gateway Office Building at Titanic Quarter, which was purchased for over £34 million.

Investment spend over the year half of 2020 by investors totalled £57.3 million, with the full year equating to £136 million, a decrease of 36% from 2019, but the region is well placed as we emerge from pandemic restrictions with a number of assets that are ready for sale.

Residential

The latest Ulster University Northern Ireland Quarterly House Price Index Q3 2020 confirms the affordability of the market in Northern Ireland with an annual increase of 3.5% and a quarterly increase of 3.4%. The average house price is £179,951 with 2,273 transactions in 2020. This growth appears to be driven by increased activity in the semi-detached and new build sectors.

3.5%

Annual house price increase

Industrial/Logistics

The pandemic has evidenced the elemental role of the logistics sector to keep food and goods moving. We expect 2021 to bring further focus on building more resilient supply chains, increasing safety stocks and diversifying suppliers to prevent future disruptions. This restructure of logistics networks will require additional warehousing space in the UK and will include additional space needed in Northern Ireland.

These pressures will be overlaid on expanding demand from online retailers who are benefiting from the lasting effects of Covid-19 on consumer behaviour. Retailers wanting to preserve market share will need to continue to secure warehouse space to expand their online channels.

Generally, the Industrial market has seen a strong increase in demand for warehouse space in the past year, limited development over the past 10 years and the surge in online retailing has led to competition for space, with rental levels increasing. Occupier requirements remain strong and as a consequence there is demand for future development in the Industrial sector.

The most significant transaction in 2020 was the construction and occupation by Amazon of their last mile distribution facility at Titanic Quarter. The building totalled 100,000 sqft with a multi storey 479 space van car park.

Industrial rents reflect £3.50 - £4.50 psf for existing stock with new build £6.00 - £7.00 psf.

The Brexit Opportunity

- Northern Ireland has the only UK land border with the European Union.
- NI will retain tariff-free access to the EU.
- Northern Ireland remains in the EU's single market for goods.



Antrim and Newtownabbey Borough Council

Antrim and Newtownabbey is a modern, dynamic and fast-growing urban borough on the immediate periphery to Belfast. As the central logistical heartland of Northern Ireland we have an enviable reputation as a great place to invest and do business.

Comprising 710sq kms from the shores of Lough Neagh in the west to the shores of Belfast Lough in the east, our borough provides a key strategic position within Northern Ireland and Ireland.

With a population of approximately 142,500 people we are home to Belfast International Airport, owned by worldwide operator VINCI Airports, with over 6.2m passengers and 60 destinations serviced per year.

The borough includes two very popular retail areas, namely The Junction Retail & Leisure Park and The Abbey Centre. There are also three higher education facilities including Ulster University, CAFRE Agricultural College (Greenmount) and the Northern Regional College.



Ards and North Down Borough Council

Adjacent to Belfast, Ards and North Down Borough Council includes two urban centres Bangor and Newtownards located just 20 minutes from the city. Also covering the southern shores of Belfast Lough, the scenic Ards Peninsula and Strangford Lough, it is an area of outstanding natural beauty and wildlife diversity. With excellent connectivity, a talented workforce, strong industry base and vibrant tourism offering, it is rich in investment opportunities.

Number 1 for full fibre broadband connectivity in NI, number 2 in the UK (Connected Nations 2019-Ofcom). Home to approximately 160,900 residents, accounting for 8.5% of Northern Ireland's population and a highly skilled workforce. A hub for key sectors such as Creative Industries, Agrifood and Advanced Manufacturing, it is the chosen location for global leaders across a diverse range of industries including internationally renowned businesses such as Denman, Denroy, Whale, Mash Direct and Lakeland Dairies.

Key tourist attractions include National Trust's Mount Stewart, Pickie Funpark, Castle Espie, Ulster Folk and Transport Museum, Crawfordsburn Country Park and Scrabo Tower.



Lisburn & Castlereagh City Council

The Lisburn & Castlereagh City Council occupies nearly 200 sq. miles of land, with approximately 146,000 residents. The area is 9 miles outside Belfast, strategically located on the two main north south economic corridors, and home to a number of major employers and FDI companies. This includes Coca-Cola, ASSA ABLOY, Montupet, Causeway Aero Group, The Camlin Group, Smiley Monroe and Decora Blinds.

An exciting city centre Masterplan has been developed to drive investment in the city centre. Popular tourist attractions in the city include Hillsborough Castle and Gardens, the official residence of the Royal family in Northern Ireland; Dundonald International Ice Bowl, Northern Ireland's only indoor ice skating facility; Lagan Valley LeisurePlex, regional sports facility and the popular regional shopping centre Sprucefield Retail Park.



Mid and East Antrim Borough Council

Mid and East Antrim Borough Council has approximately 138,000 residents. This area has ease of access to both Belfast International and Belfast City airports approximately 30 minutes away. The area stretches from the River Bann in the west to the Antrim coast taking in part of the Antrim Glens as well as the major towns of Ballymena, Larne (a sea port) and Carrickfergus.

Mid and East Antrim is an ambitious, forward-thinking and well-connected region primed for economic growth and international investment. The Borough has a very strong industrial base and is home to exceptional talent and significant retail centres, complemented by rich tourism. The area is renowned as the traditional heartland of manufacturing in Northern Ireland.

Tourist attractions within this council include, The Gobbins coastal walkway, Causeway Coastal Route, The Galgorm Spa and Golf Resort and the Magheramourne Quarry that features in Game of Thrones.



Newry, Mourne and Down District Council

Newry, Mourne and Down District Council occupies the southeast of Northern Ireland, which includes southern County Armagh and a large part of County Down. The area is strategically placed, being approximately 45 minutes from both Belfast and Dublin on the A1 Euro Route. This district council has a population of approximately 107,000 people.

It incorporates the majestic Mourne Mountains an area of outstanding natural beauty and has an extensive coastline stretching from Strangford Lough to Carlingford Lough.

Balloo Road

Type of Opportunity

Regeneration

Address

Former NIE lands,
Balloo Road, Bangor

Council Area

Ards and North Down
Borough Council

Site Size

7.70 acres / 3.1 hectares

Contact Information

Susie McCullough
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ardsandnorthdown.gov.uk



Location

The subject lands are located on the Balloo Road, approx. 3.2kms (2 miles) from Bangor town centre and approx. 21kms (13 miles) from Belfast city centre. Belfast International Airport is approximately 48kms (30 miles) and Belfast City Airport approximately 16kms (10 miles).

The Balloo Road is well serviced with public transport with buses running to Belfast Laganside Bus Centre. Bangor train station provides services running from Bangor to Belfast every half hour at peak times.

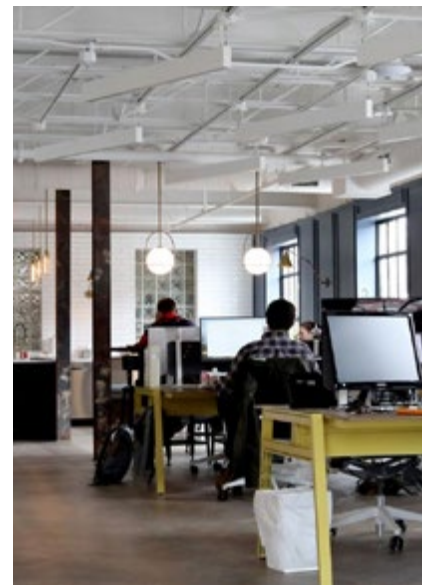
Description

The subject lands consist of 7.7 acres / 3.1 hectares.

The subject lands are zoned as existing employment by the area plan.

Potential Uses

The subject lands would be suitable for industrial or as an office development. In particular, this location would be suitable for an innovation/light industrial or business units to support economic regeneration.



Castlebawn

Type of Opportunity

Regeneration

Address

Adjacent Castlebawn
Retail Park, Newtownards

Council Area

Ards and North Down
Borough Council

Site Size

47.0 acres / 19.02 hectares

Contact Information

Richard Steenson - Killultagh Estates
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richard@killultagh.com



Location

The subject site is in a highly prominent location with immediate access off the bypass south of the town and connecting the main A20 Belfast Road to the A21 Comber Road and on to the A20 Portaferry Road. Located adjacent to the established Castlebawn Retail Park, approx. 20-minute drive to Belfast City Airport and Belfast city centre is accessible within 30 minutes.

The area is well serviced with public transport with regular buses to and from Belfast city centre.

Description

Castlebawn comprises a mixture of greenfield and brownfield sites, which are generally level in topography, and benefits from historic and new planning consents for a wide variety of uses.

Potential Uses

Former factory site comprising c. 16 acres Historic Bawn Wall and adjacent South Streets sites, with opportunity for residential development of c. 200 units. Planning permission has been granted for an 80 bed nursing home, and coffee shop drive through restaurants with car parking.

Additional opportunities are under consideration for example a hotel, showrooms, trade counter retail and c. 13,935 sqm / 150,000 sqft workplace business park and for the creation of a retirement village, incorporating medical facilities, spa and wellbeing centre, together with 'assisted living' residential development.

Crepe Weavers

Type of Opportunity

Regeneration

Address

Crepe Weavers,
Comber Road, Newtownards

Council Area

Ards and North Down
Borough Council

Site Size

25 acres / 10.1 hectares

Contact Information

Simon Brien
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sbrien@simonbrien.com

Stuart Draffin
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sdraffin@lsh.ie



Location

The subject site is located at the top of Strangford Lough on the Comber Road, approx. 1.6km (1 mile) from Newtownards town centre.

The subject site benefits from ease of access to Belfast City Airport approximately 14.5kms (9 miles), and Belfast International airport 29kms (18 miles). Belfast Port being 22.5kms (14 miles) from the subject lands.

Newtownards is serviced with buses running from Newtownards bus station approx. 1.6km (1 mile) from the subject, running to Belfast city centre and Bangor.

Description

The subject consists of a brownfield former industrial site which has now been cleared.

The subject lands are zoned as existing industry in the area plan.

Potential Uses

Outline planning permission was granted on 15th June 2015, for a mixed-use development to include residential, nursing home, hotel, petrol filling station, neighbourhood centre, leisure, business and light industrial park uses. A further outline master

plan is currently going out for consultation for an updated mixed-use regeneration scheme on the brownfield site. The site is seen as a 'gateway' into the town. The updated scheme proposes industrial, leisure, retail and residential elements.

Downpatrick Police Station

Type of Opportunity

Regeneration

Address

Downpatrick Police Station,
Irish Street Site

Council Area

Newry, Mourne and
Down District Council

Site Size

1.93 acres / 0.78 hectares

Contact Information

Conor Mallon
+44 330 017 4000
Conor.Mallon@nmandd.org

Location

The subject lands are located just off Irish Street. The site has ease of access to road networks with Belfast (22 miles), Newry (30 miles) and Dublin (100 miles).

The site is well serviced by public transport with buses running from Belfast and Newry.

Description

The subject lands consist of an existing Council owned car park and former Police Station site as owed by the Department of Communities (DfC).

Potential Uses

The subject lands would be suitable for a variety of uses given its town centre location.



Knockbracken Health Park

Type of Opportunity

Regeneration

Address

Knockbracken Health Park,
Saintfield Road, Belfast

Council Area

Lisburn & Castlereagh
City Council

Site Size

276 acres / 111 hectares

Contact Information

Hazel King
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Hazel.King@
lisburncastlereagh.gov.uk

Location

Knockbracken Health Park is situated on land zoned for mixed use and major employment. The subject lands benefits from ease of access to the M1 Motorway, with Belfast City Centre approximately 5 miles from the subject.

Description

The subject lands currently comprise a range of hospital buildings in an attractive parkland and semi-rural setting.

Potential Uses

The subject lands have potential uses for key healthcare/life science park, hi-tech business centre, and residential care and medical or health services.



Laganbank Quarter, Lisburn

Type of Opportunity

Regeneration

Address

Laganbank Quarter, Lisburn

Council Area

Lisburn & Castlereagh
City Council

Site Size

12.6 hectares
Up to 40,000 sqm office
300 - 400 car parking
4000 - 5000 sqm retail & leisure
600 residential units

Contact Information

Hazel King
+44 (0) 7711225923
Hazel.King@
lisburncastlereagh.gov.uk



Location

This opportunity is situated within the heart of Lisburn City Centre, in close proximity to the beautiful River Lagan. Lisburn is situated approximately 9 miles from the capital city Belfast, with ease of access to Belfast International and Belfast City Airport (both within a 25-minute drive). A popular city to work and live in, Lisburn is well serviced by the main road and rail networks connecting Northern Ireland and the Republic of Ireland.

Description

The Laganbank Quarter comprises of a number of redevelopment opportunities in varying sizes, all within the city centre or on the banks of the River Lagan. Development briefs have been prepared for a number of priority sites within the proposed development area.

Potential Uses

The subject sites have potential for a number of uses, including office accommodation, retail and leisure, hotel and residential.



North Street, Newry

Type of Opportunity

Regeneration

Address

North Street, Newry

Council Area

Newry, Mourne and
Down District Council

Site Size

1.8 acres / 0.75 hectares

Contact Information

Conor Mallon
+44 (0)330 017 4000
Conor.Mallon@nmandd.org

Location

The subject site is located on North Street in the town centre of Newry, adjacent to the Abbey Way junction and the main shopping area spanning Hill Street. Newry city centre is positioned approx 37 miles from Belfast city centre and approx 62 miles from Dublin.

Newry is well serviced by public transport with bus and the train stations within walking distance.

Description

The site is a cleared brownfield space, ripe for redevelopment.

Potential Uses

The subject lands would be suitable for a variety of uses, including retail, office accommodation, a hotel or for housing.



St Patricks Barracks, Ballymena

Type of Opportunity

Regeneration

Address

St Patrick's Barracks,
Ballymena

Council Area

Mid and East Antrim
Borough Council

Site Size

37 acres / 15 hectares

Contact Information

Karen Hastings
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Karen.hastings@
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Location

The subject lands are located 0.5 miles from Ballymena town centre, the site has easy access to Belfast via the M2 Motorway approx 1.4 miles from the site. The subject site is well serviced with public transport with Ballymena train station being approx. 0.8 miles away.

Description

The subject site includes a former Ministry of Defence barracks with military buildings, infrastructure and a parade ground, as well as large areas of land suitable for development.



St Patrick's Barracks



i4C Innovation Centre

Potential Uses

The subject site has an approved planning permission for the development of housing, however the land is suitable for alternative uses to include an innovation centre for technology businesses.

Lisnafillan Lands, Ballymena

Type of Opportunity

Regeneration

Address

Galgorm Road, Ballymena

Council Area

Mid and East Antrim
Borough Council

Site Size

38.5 acres / 15.5 hectares

Contact Information

Karen Hastings
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Karen.hastings@
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Location

Situated in Galgorm village on the outskirts of Ballymena, the subject site extends to 38.5 acres and has significant development potential for a range of uses. The site is well connected to the main arterial routes, ports and airports. Serviced by bus, it is just 0.3 miles from Ballymena Train Station with regular services to the North Antrim Coast, Londonderry and the greater Belfast area.

Description

The subject site is made up of agricultural lands which border the Ballymena Development Limit within the Mid and East Antrim Industrial and Economic Land Monitor 2018. The subject site sits alongside developed industrial lands and is situated within close proximity to the Galgorm Industrial Estate, which is zoned for industrial use.



Potential Uses

The site presents an exciting development opportunity in close proximity to existing industrial lands with any proposed development subject to relevant planning permission being obtained.

Ballymena Industrial Opportunities

Type of Opportunity

Logistics / Manufacturing

Address

Woodside Road Industrial Estate, Ballymena

Silverwood Business Park, Ballymena

Council Area

Mid and East Antrim Borough Council

Site Size

Woodside Road Industrial Estate
86.5 acres / 35 hectares

Silverwood
100 acres / 40.5 hectares

Contact Information

Karen Hastings
+44 (0)28 2563 3545
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Location

The subject lands are located within 3 miles of Ballymena town centre and benefit from ease of access to the M2 motorway via Junction 11. Belfast is approx 28 miles away, Belfast International Airport approx 17 miles and Belfast City Airport approx 30 miles. Both Belfast and Larne Ports are within a 30-minute drive of this location.

Description

The subject comprises of a mix of greenfield land together with office, warehouse, industrial and manufacturing accommodation.

Potential Uses

The existing lands present opportunities for new warehouse/ industrial accommodation suitable for storage and distribution and manufacturing.

Belfast International Airport

Type of Opportunity

Logistics / Manufacturing

Address

Belfast International Airport

Council Area

Antrim and Newtownabbey
Borough Council

Site Size

100 acres / 40.5 hectares

Contact Information

Craig Mullan
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Craig.mullan@
antrimandnewtownabbey.gov.uk



Location

The subject lands are located at Belfast International Airport (BIA), 18 miles north-west of Belfast. BIA is the main gateway to Northern Ireland and to the north of the Island of Ireland. Road access to BIA is provided via the A57, connecting to Belfast City Centre via the M2 motorway. BIA is well serviced by public transport, with buses to and from Belfast City Centre, Antrim, Lisburn and Crumlin.

Description

BIA accommodates approximately 250 businesses with over 5,000 employees, including national and multinational brands. BIA is the 10th largest airport in the UK with over 6 million passengers per year.

Potential Uses

The lands at BIA would be suitable for a wide range of uses such as, manufacturing and distribution, aviation related industries, including aircraft maintenance hangars, research and design facilities, offices and call centres, or leisure/hotel use. BIA has recently completed a masterplan for the site, which includes outline planning permission.

Carnmeen Lands

Type of Opportunity

Logistics / Manufacturing

Address

Carnmeen Lands, Newry

Council Area

Newry, Mourne and
Down District Council

Site Size

40 acres / 16 hectares

Contact Information

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Conor.Mallon@nmandd.org

Location

The lands are located immediately adjacent to the Invest Northern Ireland lands at Newry, which offers opportunities for collaboration, creating synergies and the sharing service provision. The lands have direct access to the M1/A1 Euroroute.

Description

The subject lands offer a unique opportunity to develop a dynamic, employment generating business and education campus on a large greenfield site. The land is in a strategic location with profile and direct access onto the Dublin Belfast M1 corridor at Newry. The connectivity to the cities of Dublin

and Belfast and their airports and ports, as well as access to potential employees from both locations, is a very significant advantage of this location for potential occupiers and investors.

Potential Uses

Potential uses for this site include industrial logistics, manufacturing and offices. The current planning application is for B1 office and B2 Light Industrial.



Carrickfergus Industrial Opportunities

Type of Opportunity

Logistics / Manufacturing

Address

South West Carrickfergus,
Carrickfergus

Kilroot Business Park, Carrickfergus

Council Area

Mid and East Antrim
Borough Council

Site Size

South West
223 acres / 90.2 hectares

Kilroot

60 acres / 24.3 hectares

Contact Information

Karen Hastings
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Karen.hastings@
midandeastantrim.gov.uk



South West Carrickfergus



Kilroot Business Park

Location

The subject lands are both within approx 2 miles from Carrickfergus town centre. Carrickfergus is located approx 12 miles from Belfast city centre, approx 21 miles from Belfast International Airport, approx 13 miles from Belfast City Airport and approx 10 miles from the Port of Belfast.

The subject area is well serviced with public transport with buses and trains going to and from Belfast city centre.

Description

The combined total area of both sites is 283 acres. In Kilroot Business Park there are currently a mixture of uses including, warehouses, industrial, office, a café and a gym together with potential development lands. South West Carrickfergus also includes greenfield land that is zoned for employment under the Local Area Plan.

Potential Uses

There is potential for new industrial developments for the logistics and manufacturing sectors. The sites are zoned for employment in the area plan.

Corrs Corner and Global Point

Type of Opportunity

Logistics / Manufacturing

Address

Corrs Corner and Global Point
Business Park, Newtownabbey

Council Area

Antrim and Newtownabbey
Borough Council

Site Size

150 acres / 60 hectares

Contact Information

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Location

The subject sites are accessible via Sandyknowes Junction of the M2 Motorway at Mallusk, 8.5 miles north-west of Belfast. Mallusk is Northern Ireland's premier industrial location and provides ease of access to the Belfast/Dublin corridor or north to Londonderry. Public transport is provided by several buses running to Belfast and around the Newtownabbey area. Mosley West train station is located less than a mile from the site.

Description

The subject lands comprise of a range of greenfield sites.

Potential Uses

The subject sites are suitable for a variety of uses and can be divided into smaller plot sizes. The suitable uses are, manufacturing, research and design, distribution and offices. The sites are zoned as an area for employment within the Local Development Plan.



Knockmore Lissue Lands

Type of Opportunity

Logistics / Manufacturing

Address

Knockmore / Lissue Industrial,
Lisburn

Council Area

Lisburn & Castlereagh
City Council

Site Size

32 acres / 12.9 hectares

Contact Information

Hazel King
+44 (0) 7711225923
Hazel.King@
lisburncastlereagh.gov.uk

Location

Knockmore/Lissue is located adjacent to Knockmore Hill Industrial Estate, close to a major arterial route into Lisburn city. The subject site is situated approx 2 miles west from Lisburn City Centre and 9 miles south from Belfast City Centre.

Description

The subject site comprises 32 acres of industrial land, with the land being zoned employment land under the local development plan.

Potential Uses

The subject lands have potential for a range of uses to include logistics hub, advanced manufacturing with ancillary office accommodation.



Mallusk North and South

Type of Opportunity

Logistics / Manufacturing

Address

Mallusk, North and South
Antrim Road, Newtownabbey

Council Area

Antrim and Newtownabbey
Borough Council

Site Size

99.5 acres / 40.28 hectares

Contact Information

Craig Mullan
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Location

The subject lands are located on the Antrim Road in Mallusk, which is one of Northern Ireland's premier industrial locations. Mallusk is a long established and favoured location for manufacturing and distribution companies due to its unparalleled access to Northern Ireland's motorway network and proximity to Larne (16 miles), Belfast Harbour (8 miles), Belfast International Airport (9 miles) and Belfast City Airport (10 miles).

Public transport is available in the form of buses, which run between Belfast and Ballymena via the Antrim Road.

Description

The subject lands comprise of approx 99 acres of greenfield land with access from the Antrim Road. The lands lie North and South of the Antrim Road, with 44 acres north of Antrim Road and 65 acres south of Antrim Road. The lands are zoned for employment use under the Local Development Plan.

Potential Uses

The subject lands would be suitable for a variety of industrial/warehouse uses such as manufacturing or storage and distribution.



Nutts Corner Commercial Park

Type of Opportunity

Logistics / Manufacturing

Address

Nutts Corner Commercial Park, Nutts Corner, Antrim

Council Area

Antrim and Newtownabbey Borough Council

Site Size

34 acres / 13.7 hectares

Contact Information

Craig Mullan
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Craig.mullan@
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Location

Nutts Corner Commercial Park is located at Nutts Corner Roundabout, with ease of access to the M1 Motorway at Moira Roundabout. The site is located approx 12 miles from Belfast city centre. The location also provides ease of access to Belfast International and City Airport as well as, both Belfast and Larne Ports.

Description

The site comprises of 34 acres. Full planning permission was granted in 2013 for a 390,000 sqft / 36,232 sqm distribution park. A 30,000 sqft warehouse was completed in 2018 for Cosentino.

Potential Uses

Suitable potential uses for this site include logistics and manufacturing facilities. The site comprises planning permission for a distribution park, suitable for design and build opportunities.



Port of Larne

Type of Opportunity

Logistics / Manufacturing

Address

Port of Larne, Larne

Council Area

Mid and East Antrim
Borough Council

Site Size

52 acres / 21 hectares

Contact Information

Karen Hastings
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Karen.hastings@
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Location

The subject sites are located south-east to Larne town centre, The Port of Larne is well connected to the main arterial routes to Belfast and Airports. The subject lands have ease of access to Belfast International Airport approx. 24 miles and Belfast City Airport approx. 25 miles.

The subject lands are well serviced with the Larne Harbour Train Station, with hourly trains to Belfast city centre and a bus stop which provides regular services to Larne town centre.

Description

The total site consists of 52 acres of land and 20 of which are utilised for cargo operations. The current existing accommodation includes a mixture of uses, including warehouse, industrial and retail operations.

Potential Uses

The subject site has potential for logistics and manufacturing uses.



Eikon Exhibition and Events Centre at Balmoral Park

Type of Opportunity

Tourism / Major Events and Regeneration

Address

Eikon Exhibition Centre, Balmoral Park, Halftown Road, Lisburn, BT27 5RD

Council Area

Lisburn & Castlereagh City Council

Site Size

65 acres / 23.3 hectares

Contact Information

Hazel King
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Hazel.King@lisburncastlereagh.gov.uk



Location

Located within the Maze Long Kesh regeneration site, the Eikon Exhibition Centre at Balmoral Park is Northern Ireland's largest events venue.

The subject site is located approx. 12.5 miles from Belfast city centre and 1 mile from the regional shopping hub that is Sprucefield at the junction of the M1 motorway for easy access to Belfast and Dublin. The venue's ideal location means that it is accessible for both the urban and rural communities.

The Maze Long Kesh regeneration site has the potential to generate 5,000 jobs,

deliver more than £300 million investment and become a global 'best in class' project with social and economic regeneration at its core thereby bringing tangible benefits to all.

Description

The Eikon Centre and Balmoral Park have been designed to facilitate major outdoor attractions and demonstrations. The indoor venues, totalling 10,600 sqm of flexible space, are purpose-built for large scale events with dedicated infrastructure including electricity busbar systems, pressurised water supply throughout the venue, additional areas for building structures,

and all within a 90 minute drive of 4 million people, with 4,000 free car parking spaces.

Potential Uses

The Eikon Exhibition Centre at Balmoral Park is currently home to The Balmoral Show, Ireland's largest agricultural show, attracting crowds of over 100,000 visitors during the annual 4-day event.

Hillsborough, Co. Down

Type of Opportunity

Tourism / Leisure / Recreation

Address

Hillsborough, Co. Down

Council Area

Lisburn & Castlereagh
City Council

Contact Information

Hazel King
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Hazel.King@
lisburncastlereagh.gov.uk

Location

This Georgian village is an emerging world-class heritage destination, thanks to recent investment in Hillsborough Castle and Gardens; the official residence of the Royal Family in Northern Ireland. The many assets of Hillsborough connects the original with the unique and the Forest located in the heart of the village, allows visitors to truly immerse themselves in nature.

Potential Uses

This location is suitable for a variety of different uses including tourism, leisure and recreational schemes.



Bangor Waterfront

Type of Opportunity

Tourism / Leisure / Residential

Address

Bangor Waterfront
Bangor, County Down

Council Area

Ards and North Down
Borough Council

Site Size

39.22 acres / 15.87 hectares

Contact Information

Susie McCullough
+44 (0)0300 013 3333
Susie.mccullough@
ardsandnorthdown.gov.uk



Location

Bangor is a seaside town located approx. 21kms (13 miles) from Belfast city centre. Belfast City Airport is located approx. 18km (11 miles) and Belfast International Airport being 48km (30 miles) from Bangor.

The subject area is well serviced with public transport with buses from Bangor to Belfast and Bangor Bus Station nearby. Bangor Train Station provides services running to Belfast every half an hour at peak times.

Description

Bangor Waterfront - 3.3kms (2.1 miles) of prime waterfront regeneration with a unique range of leisure and tourism opportunities.

The subject lands have a total of 39.22 acres / 15.87 hectares, which is zoned as town centre in the area plan.

Potential Uses

At Bangor Waterfront there is the potential to redevelop Pickie Fun Park into a national family visitor attraction, in addition to a range of leisure and tourism opportunities including redeveloped marina, sailing and water sports centre, tourism accommodation and family focused attractions.

Located adjacent to Queens' Parade premier waterfront regeneration scheme
- see page 35

Queen's Parade

Type of Opportunity

Tourism / Leisure / Residential

Address

Queen's Parade, Bangor

Council Area

Ards and North Down
Borough Council

Site Size

13 acres / 5.26 hectares

Contact Information

Simon Moon
+44 (0)28 9442 5600
simon.moon@karl.co.uk



Location

Bangor is a seaside town located approx. 21kms (13 miles) from Belfast city centre. Belfast City Airport is located approx. 18km (11 miles) and Belfast International Airport 48km (30 miles) from Bangor.

The subject area is well serviced with public transport with buses from Bangor to Belfast and Bangor Bus Station nearby. Bangor Train Station provides services running to Belfast every half an hour at peak times.

Description

Queen's Parade - Premier waterfront regeneration scheme. Subject lands consist of approximately 13 acres (5.26 hectares), zoned as town centre in the local area plan. This site has two distinct parts; Marine Gardens, a new vibrant public space which overlooks a 600 berth marina, and a development site that offers leisure, hotel and retail opportunities.

Find out more at
www.queensparadebangor.co.uk

Queen's Parade is located adjacent to Bangor Waterfront - prime regeneration opportunity with a unique range of leisure and tourism opportunities - see page 34 for details.

Potential Uses

Queen's Parade is suitable for a variety of uses including hotels, residential, commercial, retail, restaurants and offices.

The Junction Retail and Leisure Park

Type of Opportunity

Tourism / Leisure /
Retail / Residential

Address

The Junction Retail and Leisure
Park, Ballymena Road, Antrim

Council Area

Antrim and Newtownabbey
Borough Council

Site Size

400,000 sqft / 36,800 sqm

Contact Information

Craig Mullan
+44 (0)28 9034 0052
Craig.mullan@
antrimandnewtownabbey.gov.uk



Location

The Junction Retail and Leisure Park Antrim is a 75 acre site located 2 minutes from the Junction 1 exit off the M22, 20 minutes from Belfast city centre, 10 minutes from Belfast International Airport and 25 minutes from Belfast City Airport. 990,000 people or 55% of the population of Northern Ireland are within a 45 minute drive time of The Junction.

Public transport in the form of buses, run from Belfast to Coleraine via the Junction Retail and Leisure Park.

Description

Brands on this site include, Nike, Next, B&M Bargains, GAP, Beauty Outlet, The Entertainer, Asics, Homebase, LIDL and Trespass as well as a range of eateries including, Jakes Cocktail Bar and Grill, Costa, Subway and Burger King. Also, on site is a 90 bed Express by Holiday Inn Hotel and a 10 screen Omniplex Maxx Cinema and the largest ASDA supermarket in Northern Ireland.

The Junction Retail and Leisure Park is currently undergoing a redevelopment project which has recently seen the opening

of McDonalds, Nandos and Starbucks Drive Thru as well as a new public square and entrance road. When completed The Junction will be the largest retail and leisure destination in Northern Ireland.

Potential Uses

The Junction Retail & Leisure Park is a mixed use site with opportunities for enhanced retail experiences, leisure and alternative uses subject to planning.

Glenarm Village and Drumnagreagh Hotel Site

Type of Opportunity

Tourism / Leisure / Residential

Address

Glenarm village
New Road, Glenarm

Drumnagreagh
Dickeystown Road, Glenarm

Council Area

Mid and East Antrim
Borough Council

Site Size

Glenarm Investment Sites
14 acres / 5.6 hectares

Drumnagreagh Hotel Site
2.9 acres / 1.2 hectares

Contact Information

Karen Hastings
+44 (0)28 2563 3545
Karen.hastings@
midandeastantrim.gov.uk



Location

Glenarm village is situated 7 miles from Larne town centre and is located on the world renowned Causeway Coastal Route. The area benefits from ease of access to the Belfast airports and port, which are both within 30mins. The Drumnagreagh hotel site is located just off the Coast Road between Larne and Glenarm, less than two miles from Glenarm village.

Description

Glenarm village presents an opportunity for investment across three sites, Eglinton Yard, the former Fish Factory and the Old Quarry site. The Drumnagreagh Hotel site offers a unique tourism development opportunity in a stunning location. The area is located at the beginning of the Causeway Coastal Route and has also seen a considerable boost in tourism recently due to the success of Game of Thrones.

Potential Uses

The subject sites would be suitable for a variety of uses to include tourism related enterprises, leisure uses and residential development.

Mourne Park Estate

Type of Opportunity

Tourism / Leisure / Residential

Address

Mourne Park Estate

Council Area

Newry, Mourne and
Down District Council

Site Size

160 acres / 64.7 hectares

Contact Information

Conor Mallon
+44 (0)330 017 4000
Conor.Mallon@nmandd.org



Location

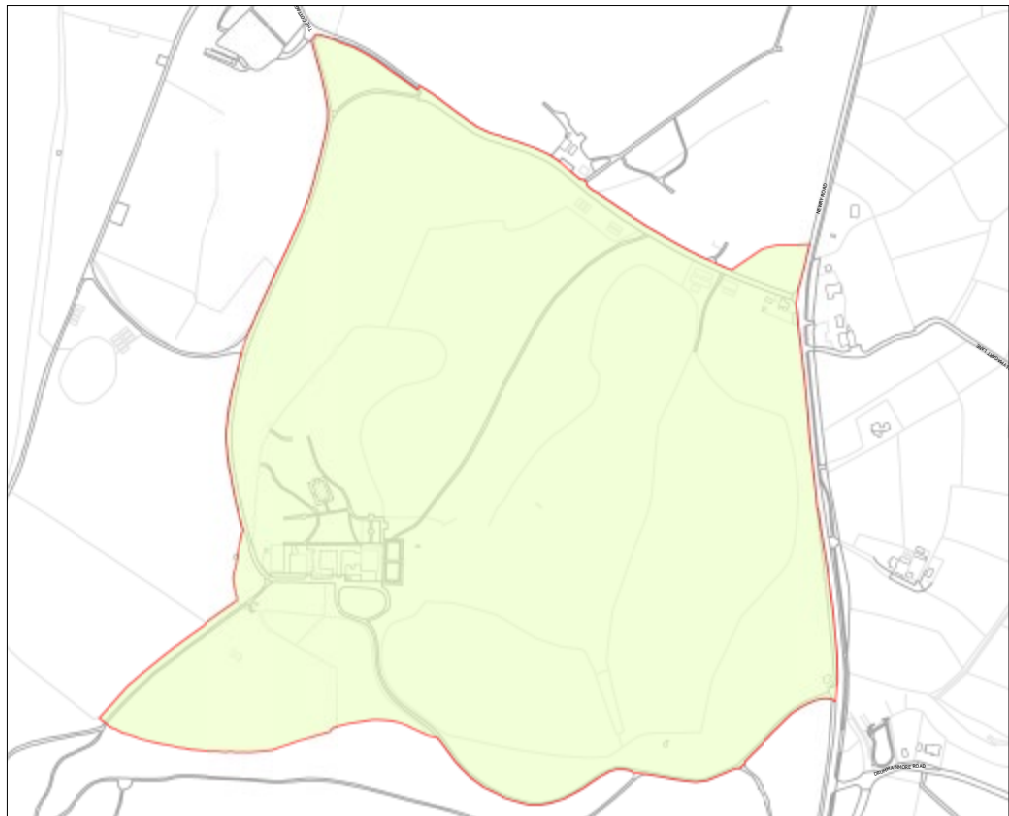
The subject premises are located close to the village of Kilkeel, approximately 15 miles from Newry. The subject land is situated approx 39 miles from Belfast city centre, approx 46 miles from Belfast International Airport and approx 42 miles from Belfast City Airport.

Description

The subject lands include parklands, woods, fields and paddocks. The property is ring fenced by the Coast Road to the south and a Kilkeel Golf Club to the east, which was originally part of the estate.

Potential Uses

Potential uses for this site include tourism related, leisure and residential uses.



Whitespots, Bangor

Type of Opportunity

Tourism / Leisure / Recreation

Address

Whitespots, Bangor, Co Down

Council Area

Ards and North Down
Borough Council

Site Size

80.55 acres / 33 hectares

Contact Information

Susie McCullough
+44 0300 013 3333
Susie.mccullough@
ardsandnorthdown.gov.uk

Location

The subject site is located on the Bangor Road between Bangor and Newtownards, approximately 23 km (14 miles) from Belfast city centre.

Description

The subject site is a former mining area. The site was established as Whitespots Country Park in 1995 with ongoing development. Ards and North Down Borough Council has been developing a long-term vision for a Regional Park connecting Whitespots to the other locations via greenways linking Belfast through Comber; Newtownards; Donaghadee and back to Belfast.

Potential Uses

The subject site is suitable for a variety of different uses. The uses which have been suggested are to bring economic, health and educational, community cohesion and other social benefits. The subject site is suitable for tourism, leisure and recreational use.



Mount Caulfield Site, Bessbrook

Type of Opportunity

Tourism / Leisure / Residential

Address

Mount Caulfield Site,
Bessbrook

Council Area

Newry, Mourne and
Down District Council

Site Size

3.76 acres / 1.52 hectares

Contact Information

Conor Mallon
+44 (0)330 017 4000
Conor.Mallon@nmandd.org



Location

The Mount Caulfield House is situated in the south-east of the village of Bessbrook, just off Fearons Terrace. Bessbrook is situated c 38 miles from Belfast city centre. The site is situated approx a 1-hour drive from both Belfast City and International airports.

Bessbrook is well serviced with public transport, with train and bus services going to and from Newry.

Description

The site consists of 3.76 acres / 1.52 hectares of land, of which the historical Mount Caulfield House sits on.

Potential Uses

The subject site would be suitable for a mixed development opportunity, for tourism in the form of a guest house or hotel with possible rental holiday cottages or housing development.





Further Information

Support Available

Wrap-around business support programmes available through the different councils include, Business Growth mentoring, Planning Policy advice and support, Skills Academies and a Property Investment Programme.

Invest NI provides support programmes, including access to mentoring, financing and export markets.

There are also strong links with academic institutions including Queens University, Ulster University and industry focused Regional Colleges.

Northern Ireland Investment Fund

The Northern Ireland Investment Fund is a £100m debt investment fund managed by CBRE. The Fund is capitalised by the Department of Finance and managed by CBRE.

The stated mission of the Northern Ireland Investment Fund (NIIF) is:

“To address market failures and accelerate and increase investment in private sector led development, infrastructure and low carbon projects.

To secure private and / or public sector leverage to achieve sustainable financial returns, maximise the impact of public sector intervention and deliver economic growth.”

The purpose of the Fund is to provide debt liquidity into the NI market to support development projects that will in turn support economic growth. It is not intended to compete with other lenders that might be active in the market, but for schemes that are economically viable and cannot source debt.

Loans vary in size from £5-£20m, and can be senior mezzanine, or a “whole loan”. Loans are made alongside a satisfactory amount of developer equity, which will be invested first.

Northern Ireland Investment Fund - Eligibility Checklist

These are all eligibility requirements for the Northern Ireland Investment Fund.

- / Is the subject scheme in Northern Ireland? If the scheme is not in Northern Ireland but provides significant economic benefit to Northern Ireland, please contact the Fund Managers in the first instance to discuss the proposal.
- / Please confirm that you cannot source alternative funding that would enable the scheme.
- / Please confirm that the subject scheme meets one of the following use definitions:
 - Office
 - Industrial
 - Warehousing
 - Logistics R&D
 - Hotel, Leisure and Residential as part of a mixed-use regeneration development
 - Development of employment sites, site assembly, remediation, site access and other site related infrastructure
 - Other capital investment in physical development and infrastructure that directly supports economic growth, for example, tourism or leisure led projects and the provision of digital infrastructure
 - Non-domestic and domestic Energy efficiency projects
 - Energy generation projects, including photovoltaic, wind, hydro and waste to energy
 - Heat network projects
 - Energy storage projects
 - Circular economy projects with a focus on resource efficiency and / or re-use
 - Please confirm that the investment requirement is in excess of £2m

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Every effort has been made to ensure that information included was correct at time of publication. While every care has been taken to ensure accuracy, we cannot accept responsibility for errors, omissions or changes that may occur after this time.



Antrim and
Newtownabbey
BOROUGH COUNCIL



Ards and
North Down
Borough Council



Belfast
City Council



Lisburn &
Castlereagh
City Council



Mid & East
Antrim
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Comhairle Ceantair
an Iúir, Mhúrn
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and Down
District Council