



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



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

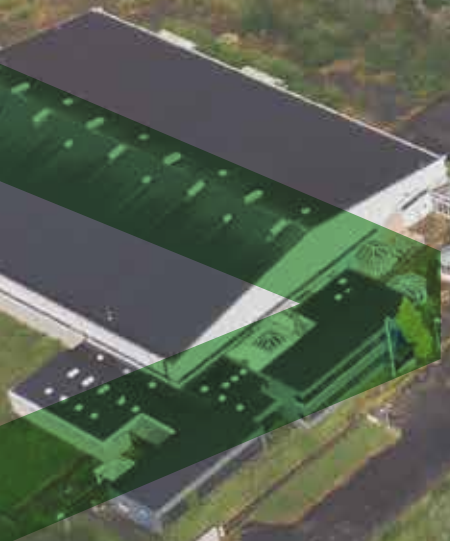
➤ Can be tailored to meet end users specific requirements

➤ 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



73 HGV parking spaces



331 car parking spaces



50m yard



51 dock level loading doors

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
TOTAL	427,951	39,758



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
TOTAL	353,756	32,865

- 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
TOTAL	61,333	5,698

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



OPTION C

Three Unit Layout

UNIT 100

218,163 SQ FT

UNIT 200

107,779 SQ FT

UNIT 300

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
TOTAL	218,163	20,268

22 Dock level loading doors	38 HGV parking spaces
4 Level loading doors	207 Car parking spaces

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

12 Dock level loading doors	30 HGV parking spaces
4 Level loading doors	129 Car parking spaces

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

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





PRIME PARK
CRAIGAVON

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

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



75.2%

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



V TO DUBLIN



WHY NORTHERN IRELAND?*

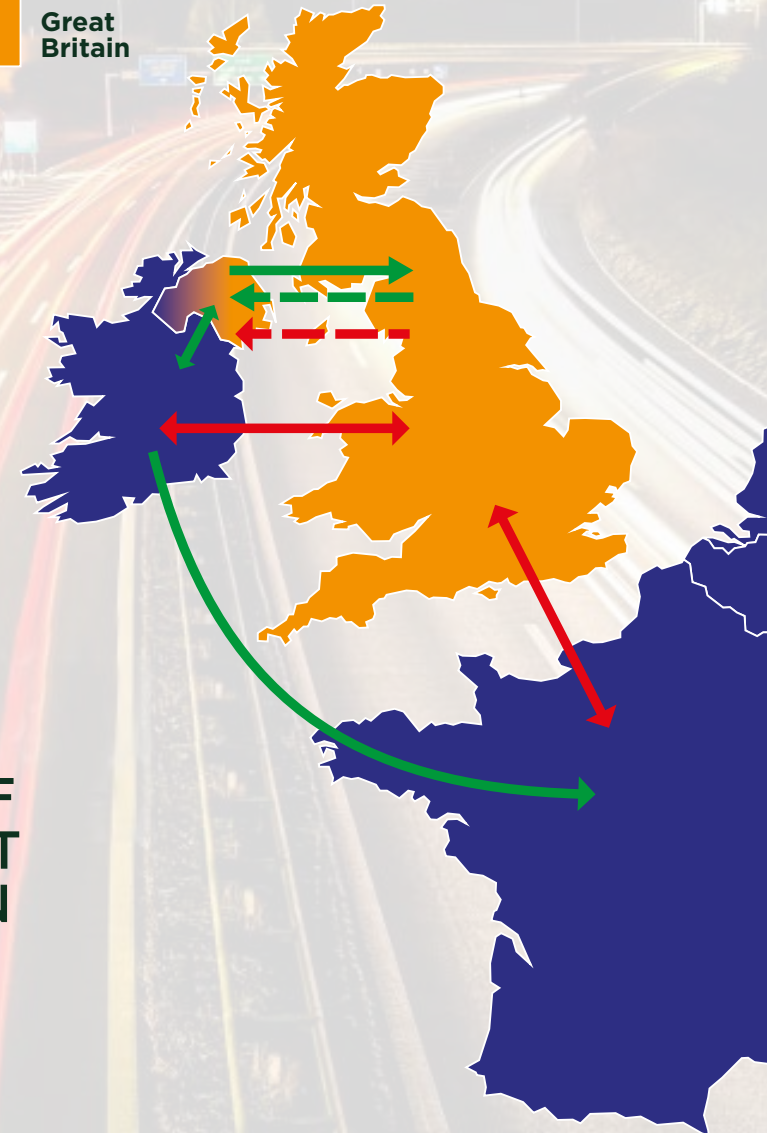
- > **The Windsor Framework** places Northern Ireland in a unique trading position for goods.
- > **Northern Ireland (NI) is the only place that is entitled to trade goods into both the EU and Great Britain without border checks, tariffs or customs declarations.** Combined, these markets have well over 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



AIR SOURCE
HEAT PUMPS



360 DEGREE SITE
CIRCULATION



CROSS
DOCKED



HGV
PARKING
SPACES



CAT A OFFICES
AND ASSOCIATED
PARKING



POWER
SUPPLY
TBC

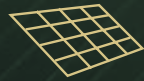
SUSTAINABILITY



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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