

# Workspace Accommodation in Mid and East Antrim

Including: Manufacturing, Industrial,  
Office & Enterprise

- Low cost, high quality office accommodation available
- Largest warehousing industrial offering in Northern Ireland
- Ideal location for logistics and warehousing

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**Mid & East  
Antrim**  
Borough Council

“The scale and quality of the industrial property availability in the Mid and East Antrim area is an attractive proposition to investors and occupiers, and something which is not readily available elsewhere in Northern Ireland.”

Lisa McAteer (Director CBRE NI)



## Factory and office market trends



There has been a significant increase in the demand for **good quality warehousing space**.



There is a growing trend in office space that focuses on **sustainability, wellness and technology**. There is a growing need for **flexibility**, which presents an opportunity for **flex office models**.

“The industrial properties are centrally located within close proximity to ports and airports, making them ideal for logistics or industrial occupiers.”

Lisa McAteer (Director CBRE NI)

We have an array of prime development land, a range of industrial and office space across the borough, and well-placed properties with great connectivity. We offer a tailored property search service and provide a range of property options which give your business space to develop and grow.

We help businesses to identify and access the space they need. Between 2019 and 2021, we supported 65 requests for workspace accommodation:

**40%**

were seeking space less than 5,000 sq ft

**14%**

were large-scale requirements of more than 20,000 sq ft

**68%**

were for industrial, manufacturing or logistics space



Office accommodation across Ballymena, Carrick and Larne is significantly cheaper than similar quality office accommodation in Belfast.



**£9** per sq ft in Ballymena

**vs**

**£15+** per sq ft in Belfast area



Almost  
1 million sq ft  
of space  
available



## Space Availability by Location

### Ballymena

#### INDUSTRIAL/ WAREHOUSING SPACE



Available space  
**730,000+ sq ft**

Ranging in size  
**7,000 to 30,000 sq ft**

#### OFFICE SPACE



Available space  
**64,000+ sq ft**

Ranging in size  
**600 to 26,000 sq ft**

### Carrickfergus

#### INDUSTRIAL/ WAREHOUSING SPACE



Available space  
**160,000+ sq ft**

Ranging in size  
**300 to 40,000 sq ft**

#### OFFICE SPACE



Available space  
**17,000+ sq ft**

Ranging in size  
**200 to 11,000 sq ft**

### Larne

#### INDUSTRIAL/ WAREHOUSING SPACE



Available space  
**35,000+ sq ft**

Ranging in size  
**300 to 12,000 sq ft**

#### OFFICE SPACE



Available space  
**9,000+ sq ft**

Ranging in size  
**300 to 3,500 sq ft**

## Opportunities by Town:

### Ballymena

- Excellent availability of large-scale industrial, manufacturing, warehousing and office space ranging from 10,000sq ft to 100,000+ sq ft
- Numerous build to rent and development opportunities

### Carrickfergus

- Presents a good mix of large-scale industrial warehousing and smaller scale units (including office accommodation)
- Several build to rent and development opportunities

### Larne

- Mostly a smaller scale industrial offering with some medium-scale office availability
- Large-scale development opportunities also available



The Enterprise Centres in each of the three towns provide serviced start-up workspace accommodation which are very well utilised.

**Ballymena: Ballymena Business Centre**  
[www.ballymenabusiness.co.uk](http://www.ballymenabusiness.co.uk)

**Carrickfergus, Carrickfergus Enterprise**  
[www.ceal.co.uk](http://www.ceal.co.uk)

**Larne, LEDCOM**  
[www.ledcom.org](http://www.ledcom.org)

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**CLICK HERE**  
to make a property request



Mid and East Antrim Borough Council commissioned CBRE NI in 2021 to carry out research to highlight, assess and analyse the supply of workspace accommodation across the Borough in a post-COVID environment. The research highlights current availability as of July 2021 across different use classes, namely: Office, Warehousing and Industrial/Manufacturing space. The research also considers the impact which the COVID-19 pandemic has had on demand for workspace and what the future holds for the property market.

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