



# Be part of the future



Design and Build Opportunity



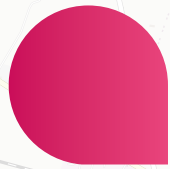




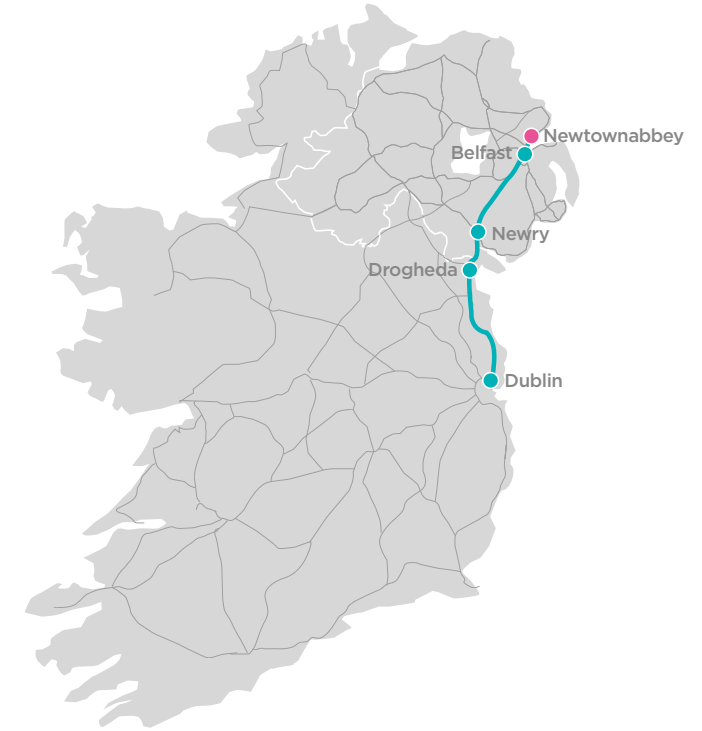
# Expressions of Interest

Frazer Kidd LLP, on behalf of our client Sensata Technologies, would like to invite expressions of interest from potential developers / investor organisations for the design and construction of a new Northern Ireland Technology Centre to be located at Global Point Business Park.

Sensata Technologies is a leading industrial technology company that develops sensors, sensor-based solutions, including controllers and software, and other mission-critical products to create valuable business insights for customers and end users.



**Global  
Point  
Antrim**



## Strategic Location

The proposed site on which the property is to be constructed, as shown on the below map, is situated at Global Point Avenue, Newtownabbey, within Global Point Business Park, which is situated approx. 8.8 miles north of Belfast, with ease of access provided by the M2 and A8 motorway system.



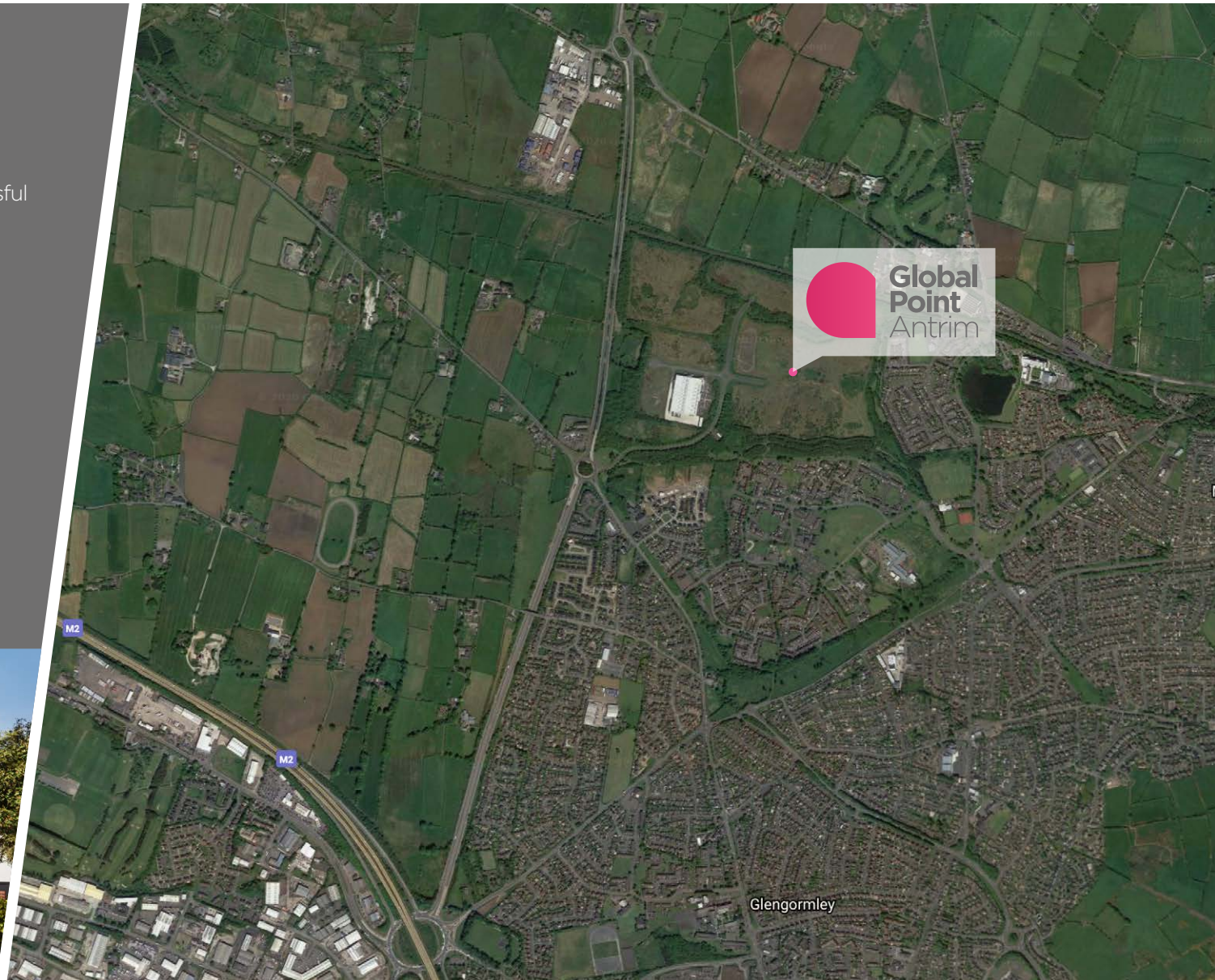
## Title

Please note the lands are currently owned by Invest NI and will be transferred to the successful developer/investor.

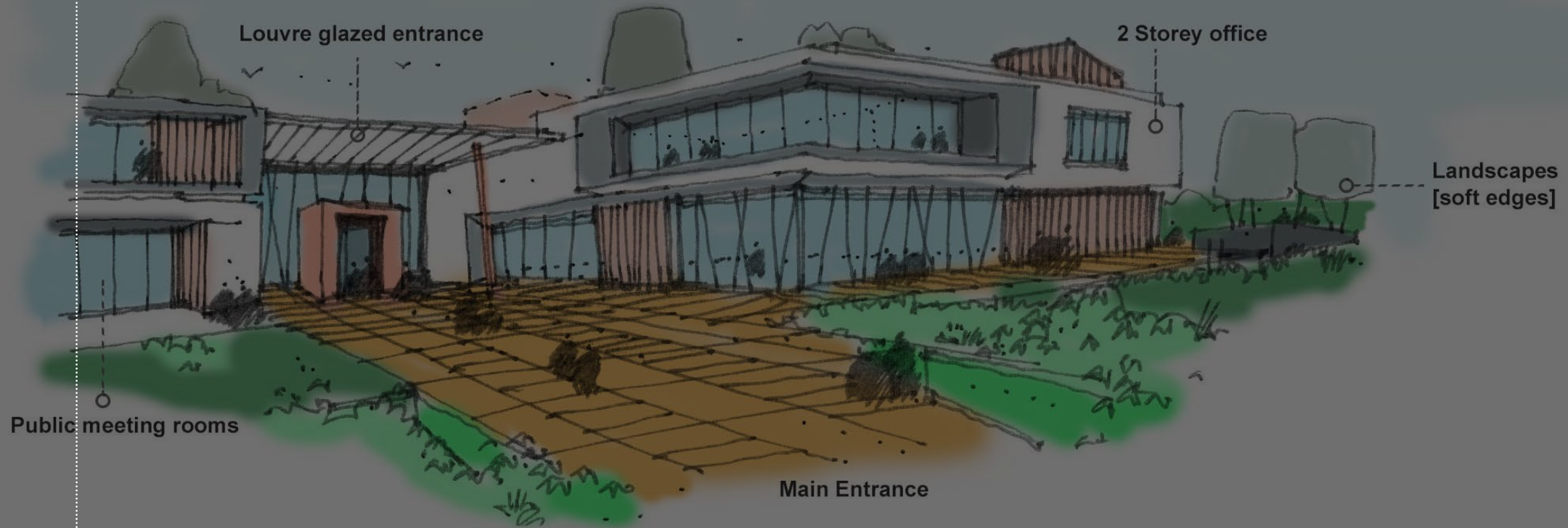
## Planning

The land is designated within Belfast Metropolitan Area Plan 2015 (Map No. 2/001 – Metropolitan Newtownabbey) as land zoned for employment.

The transaction will be subject to the appropriate planning permission being secured.

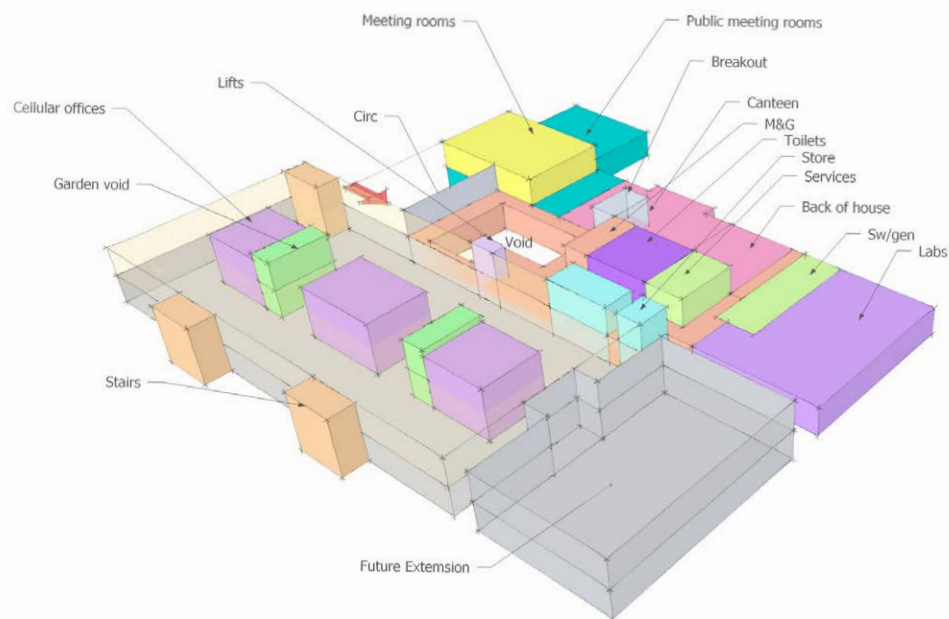






# Project Brief

Our client, Sensata Technologies, is proposing to procure the design and construction of a building to a required specification, in order to occupy the building by way of an agreed lease with the successful developer / investor organisation.



# The Project

The project comprises the design and construction of a building to the following outline specification:-

- Approx. 61,500 sq ft gross (52,000 sq ft net) modern Grade A building comprising office and laboratories, envisaged to be over two floors.
- Initially c. 310 desks required (25% flexibility).
- Possibility to expand in the future if required by up to 50%.
- 300 car parking spaces.





## The Lease

In return for the provision of a building meeting our client's requirements upon Practical Completion Schrader Electronics Limited (part of the Sensata groups of companies) will enter into an institutional lease.

## Expressions of Interest

Initial Expressions of Interest are sought by noon 27th November 2020

In order to register an Expression of Interest, interested parties are requested to complete and submit a short Expression of Interest proforma.

## Contact

This proforma is available upon request by contacting:-

Frazer Kidd, Telfair House,  
87/89 Victoria Street, Belfast, BT1 4PB  
T: 028 9023 3111  
E: [mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)  
W: [www.frazerkidd.co.uk](http://www.frazerkidd.co.uk)



**For further information please contact:**

**Brian Kidd**

M: 07885 739063

E: [bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Neil Mellon**

M: 07957 388147

E: [nmellon@frazerkidd.co.uk](mailto:nmellon@frazerkidd.co.uk)

Telfair House,  
87/89 Victoria Street,  
Belfast, BT1 4PB  
T: 028 9023 3111  
F: 028 9024 4859  
E: [mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)  
W: [www.frazerkidd.co.uk](http://www.frazerkidd.co.uk)

**Disclaimer**

Frazer Kidd LLP for themselves and their client give notice that (i) these particulars are set out as a general outline for the guidance of interested parties and do not constitute part of an offer or contract (ii) all information given is provided in good faith and is believed to be correct, but should not be relied upon as any statement of fact or representations of fact and all parties should satisfy themselves as to the correctness of any statement given (iii) No person in the employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatsoever in relation to this proposal.