FOR SALE BY PRIVATE TREATY

VARIOUS MODERN & SECONDARY INDUSTRIAL INVESTMENTS AND VACANT UNITS AT ANNACOTTY BUSINESS PARK, ANNACOTTY, LIMERICK



GOOD INVESTMENT OPPORTUNITY

- High yielding industrial complex producing excess €840,000 per annum
- New and secondary industrial units from 100 sq.m to 5,000 sq.m
- Opportunity for increase in rental income with property management
- Well maintained complex with multi-tenanted income
- Prime location in limerick adjacent to M7
- Short and long term income



SALES AGENTS



01.664.5500

www.kellywalsh.ie



LOCATION

Annacotty Business Park is strategically located approximately 10km east of Limerick City just off the Dublin Road (M7) on the Cappamore Road (R506) and in close proximity to the Limerick's Southern Ring Road.

Limerick is the fourth largest city in the Republic of Ireland, and the principal city of County Limerick and Ireland's Mid-West Region. Population wise, it is the fifth largest city in all of Ireland. When taking the extra-municipal suburbs into account, Limerick is the third largest conurbation in the Republic of Ireland, with an urban population of 90,757.

Limerick is the second-largest city in the province of Munster, an area which constitutes the midwest and southwest of Ireland.

DESCRIPTION

The property comprises the original part of Annacotty Business Park in the form of various industrial units that were the original Feranka manufacturing complex but have been split into various sized units. The Industrial Complex has recently undergone substantial redevelopment transforming it into one of Limerick's premier business parks which benefits from 24 hour security.

The original buildings have now been sub-divided into a series of units varying in size from circa1,000 sq ft to 90,000 sq ft. The business park was developed by the IDA in the early 1970's and the subject property comprises of two main structures.

The buildings are of steel frame construction. The walls consist of pre-cast concrete with single glazed aluminium framed windows



and insulated metal cladding. The floors are concrete with an insulated metal deck roof comprising sheet metal, felt and cork insulation.

There are also a number of modern business units which are built to a high standard with metal cladding, profile double glazed aluminium windows and double skin metal deck roofs.

The complex is serviced via a perimeter road which circulates and serves the entire estate providing other occupiers with a right of way. We are informed that the site area extends to circa 10.7 Ha.

The overall complex is currently part investment income / part vacant. The various tenancy agreements are generally of a short term nature. See Schedule of Tenancy overleaf.







The entire complex comprises of 42,761 sq.m (460,281 sq.ft) with an income in excess of \in 840,000 per annum. The complex is maintained to a very high standard with 24 hour security, café and well run management company.

ZONING/ PLANNING

The site comes under the administrative control of Limerick County Council and is zoned under the Limerick County Development Plan 2010 – 2016. The site is zoned Objective ED 06: Annacotty Business Park that is:

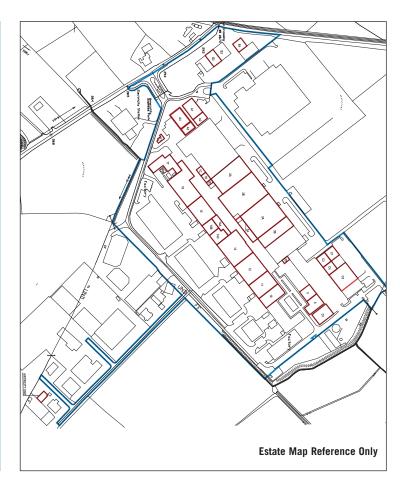
"It is the objective of the Council to facilitate the sustainable development of Annacotty Business Park, of a scale, phasing and character compatible with surrounding land uses, and road network".





HEDOL

ABP	TENANT	SIZE SQ.FT	€ANNUAL RENT
1C	Jim Flavin	2,325	6,000
1D	Vacant to let	2,260	
1E	Vacant to let	1,141	
2A / 2B / Office 3A	Novostat Ltd	94,000	144,000
3A	Vacant to let	48,000	
3B	Kerry Foods	20,430	107,000
3D	Mike Meade	1,163	5,500
5	GLS	6,975	21,500
6	TFX Medical	9,462	47,310
10	Vacant	13,724	
11	Vacant	18,654	
12	Infolab Limited	27,458	128,959
13	Infolab Limited	31,958	105,461
14	Infolab Limited (office)	5,928	19,562
14A	Vacant	7,500	
14B	Vacant	7,500	
15-16	Vacant (Ex Elfotech)	52,000	
17	Info-gel	15,586	19,333
Yard Space	Morgan Fuels		2,000
AIE			
A1 W/House	STL Logistics	8,000	30,000
A1 Office	STL Logistics	3,948	20,725
A2	Vacant to let	4,672	
A3 /A4	Micromixes	14,844	38,000
B2	Vacant to let	6,792	
B4	Shane Donoghue	4,908	17,363
C1, C3,C4 & C5	STL Logistics	35,144	93,648
D1	Vacant to let	10,484	
E1 / Shop	Ponaire	1,184	15,000
	Airtricity Unit	3,200	22,324
TOTAL NET RENTAL INCOME		460,281	843,685



BER DETAILS

BER Certificates available on request.

SERVICES

All mains services are available.

VIEWING

Strictly by prior appointment with the selling agent.

SALES AGENT

For more information and to arrange viewings please contact **Garvan Walsh** at Kelly Walsh or by visiting **www.kellywalsh.ie**. Email: **garvan@kellywalsh.ie**

PSRA Licence No: 002885



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