

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

 **KELLY WALSH**
property advisors & agents

SALES AGENTS



01.664.5500

Kelly Walsh 15 Herbert Street, Dublin 2

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 circa 1,000 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.*



Newly Built Modern Units



Original Units



Quality Tenants

The entire complex comprises of 42,761 sq.m (460,281 sq.ft) with an income in excess of € 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”.



24 Hour Security Entrance



Onsite Cafe

SCHEDULE OF TENANCY

| 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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