

**INDUSTRIAL**

**INDUSTRIAL PREMISES  
KILRUSH BUSINESS PARK  
LIMEKILN ROAD  
KILRUSH  
CO. CLARE  
V15 TD66**

**POWER  
PROPERTY**

**FOR SALE BY PRIVATE TREATY**



- Detached Industrial Premises of c. 1,446 sq. metres (15,546 sq. feet).
- On a large site of c. 1.13 ha (c. 2.79 acres).
- Warehouse on site of 607 sq. metres.
- High profile property adjacent to St. Gobain.
- Excellent opportunity for investor/owner occupier.

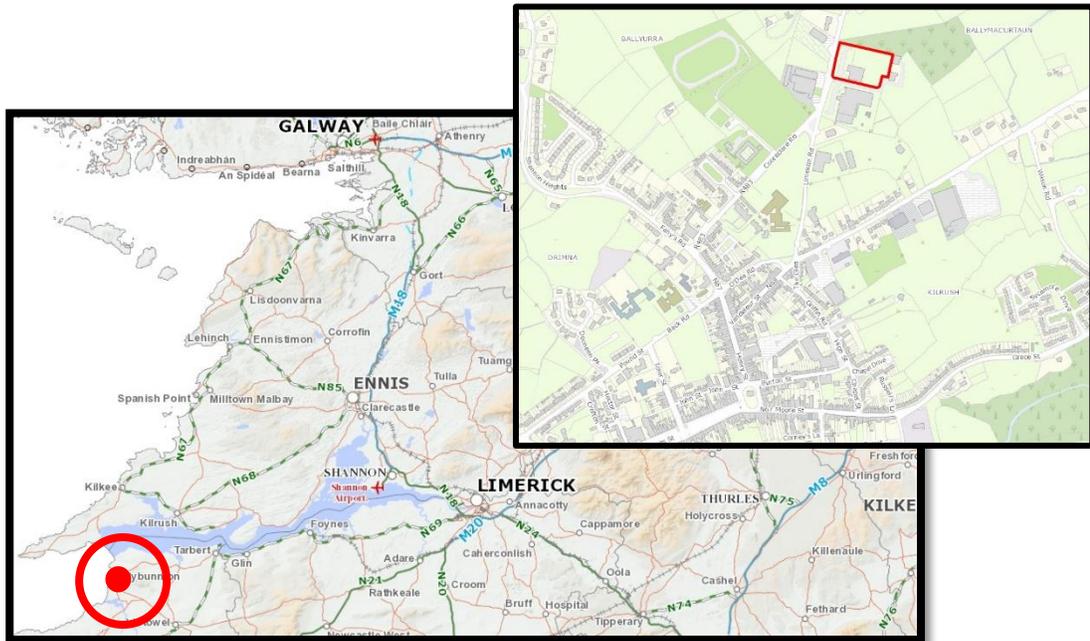
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## LOCATION

The subject property is located in Kiltrush Business Park on Limekiln Road, approximately 2km from the Square in the town centre of Kiltrush. The area surrounding the property comprises a mix of development land, industrial and mixed uses. Nearby occupiers include Saint Gobain – the town’s largest employers, Tesco and Aldi. The property is located well located at an edge of town centre position with good access to both the Limerick & Ennis Roads.

Kiltrush is the largest town in West Clare with a population of approx. 3,287 people located 43km South West of Ennis the principal town in County Clare. Kiltrush is a busy market town with most retail and administrative services being located within the town that service West Clare.



## DESCRIPTION

The property comprises a detached light industrial building with ancillary office accommodation of approximately 1,446 sq. m. in total including a small ancillary mezzanine for storage. The property has the benefit of a large secure concrete yard with palisade fencing and there is also a large portion of the site undeveloped which offers capacity for future expansion (SPP).

The entire property sits on a site area of approximately c. 1.13 Hectares (c. 2.79 acres).

Originally built in the 1980’s, the building comprises a steel frame structure with infill Cavity Walls (300mm approx.). The roof design is a lattice truss with metal deck covering with a raised central section with roof lights providing good natural light to the warehouse.

## ZONING

The subject property is in an area zoned for “Light Industry” uses under the Clare County Development Plan 2017 – 2023: West Clare Municipal District. This zoning includes the use of land for light industry uses where the primary activity is for the manufacture of a product. Industrial and manufacturing uses, including incubator units, distribution, open storage, transport operating centres are also acceptable under this zoning.

## TITLE

We are advised the property is held on a Long Leasehold Title.

## ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Office (Ground Floor)	Office/ Staff Facilities	112.50	1,211
Office (First Floor)	Office	112.50	1,211
Warehouse	Warehouse/ Manufacturing	1,089 (includes 132 sq. m. beneath mezzanine)	11,722
Warehouse (Mezzanine)	Manufacturing/ Admin/ Storage	132	1,420
<b>Total:</b>		<b>1,446</b>	<b>15,564</b>

## BER RATING

**BER C3**

BER No: 800592685

EPI: 113.77 kWh/m<sup>2</sup>/yr

## RATEABLE VALUATION

RV - €190.46 (2017 Rates €13,900 approx.)

## GUIDE PRICE

€350,000 excluding VAT.

## SERVICE CHARGES

Details on Application

## VIEWING

Strictly by appointment with the sole agents  
Power Property

## CONTACT

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### Disclaimer Policy:

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