



## For Sale

**BER D1**

### Units 24, 25, 26 Waterford Industrial Estate, Cork Road, Waterford

- 60,248 Sq Ft
- Production facility with high quality office accommodation in an established industrial location
- Secure parking for 33 cars with substantial adjoining public car park
- Conveniently located a short distance from the N25 providing direct links to Cork and Rosslare and the motorway to Dublin
- Site area of approximately 1.6 acres (0.66 hectares)



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

JLL  
**Nigel Healy**  
 nigel.healy@eu.jll.com  
**Cathal Morley**  
 cathal.morley@eu.jll.com  
 Tel: +353 1 673 1600

JOINT AGENCY  
**Des Purcell**  
 des@purcellproperties.ie  
**Conor Purcell**  
 conor@purcellproperties.ie  
 Tel: +353 51 876 514

## LOCATION

- The property is located in Waterford Industrial Estate situated 2.5 miles from Waterford City Centre
- The Estate is an established business location with excellent access to the new outer ring road and the N25 which connects Waterford with Cork City, Rosslare and the recently opened motorway to Dublin

## DESCRIPTION

- Semi detached industrial facility with two storey office accommodation to the front elevation
- Sealed concrete floor with insulated metal deck roof. Ceiling mounted fluorescent strip lighting
- Three interlinked bays provide the main production areas with clear internal heights to six metres
- Loading access provided by dock levellers
- Offices are of concrete block walls with brick exterior facing, concrete ground floor, suspended timber first floor, plastered internal walls, suspended acoustic tiled ceilings, demountable partitions, double glazed aluminium windows under a flat asphalt roof
- Externally there are 33 car parking spaces allocated to the property

## ACCOMMODATION

The approximate gross external floor area of the property is as follows:

	SQ FT
Production Bays	40,248
Workshop/ Plant Room	5,283
Loading Bay	14,717
<b>Total</b>	<b>60,248</b>

All intending purchasers/ tenants are specifically advised to verify the floor areas and undertake their own due diligence

## SERVICES

- All mains services available including 3 phase power

## BUILDING ENERGY RATING

- BER: D1
- BER No: 800387540
- EPI: 473.89 kWh/m<sup>2</sup>/yr

## TERMS

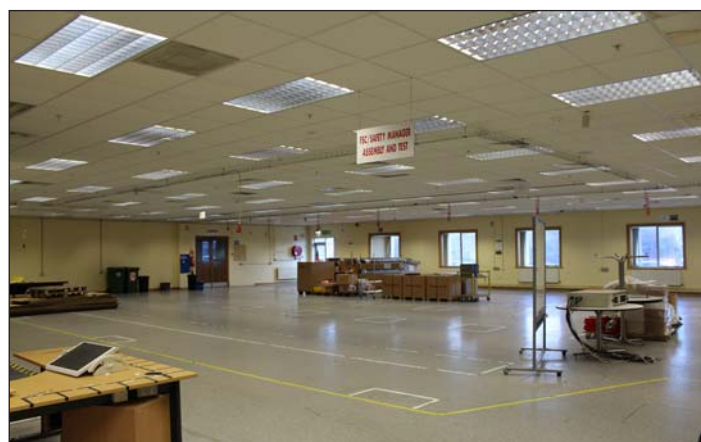
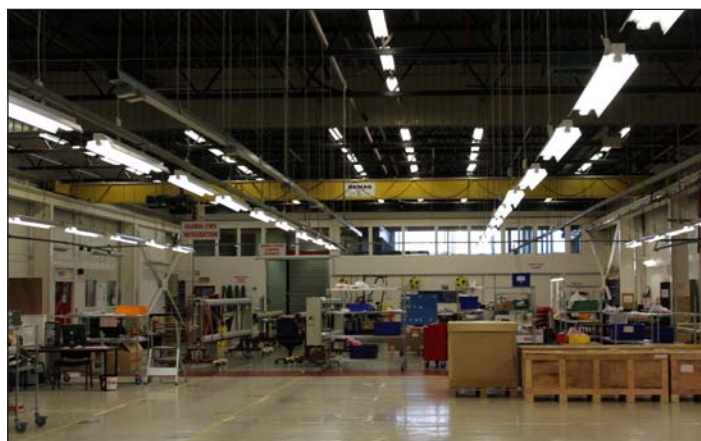
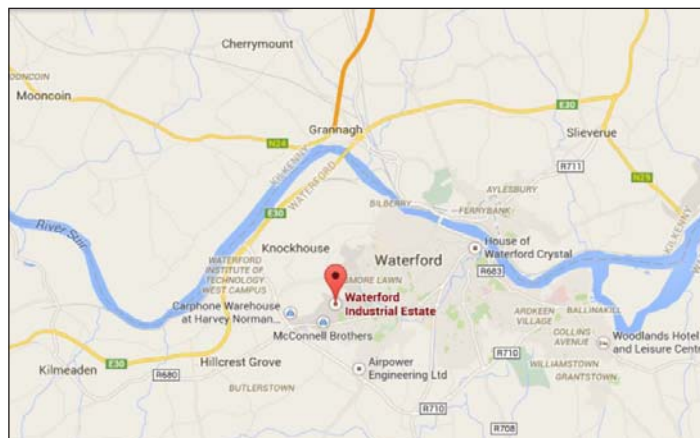
Available For Sale

## PRICE

On application

## DISCLAIMER

The particulars and information contained in this brochure, are issued by JLL on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/ tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of JLL, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.



**JLL**  
**Nigel healy**  
nigel.healy@eu.jll.com  
**Cathal Morley**  
cathal.morley@eu.jll.com  
Tel: +353 1 673 1600



**JOINT AGENCY**  
**Des Purcell**  
des@purcellproperties.ie  
**Conor Purcell**  
conor@purcellproperties.ie  
Tel: +353 51 876 514

PSP Licence No: 002273