



BIRR
TECHNOLOGY
CENTRE

COUNTY OFFALY

FOR SALE BY PUBLIC TENDER



BER D1 G

birrtechnologycentre.ie

POWER
PROPERTY



INVESTMENT OVERVIEW



Prime Office
Park with current
Income of €87,900
per annum with
Asset Management
Potential



Central Location in
the Birr Town Centre
in close Proximity to
Main Street



2 Detached Buildings
extending to an
internal area of
approximately
1,718 Sq. M. with
on-site car parking
for 42 Cars



High Profile
occupiers including
OPW, Teagasc,
Build 4 Less and
Intellicom



Total Site Area
of 0.34 Ha
(0.84 Acre)



Entire Property for
Sale as 1 Lot by
Public Tender





LOCATION

Birr (population approximately 5,000) is the second largest Town in Co. Offaly after Tullamore (population approximately 15,000). Birr is a designated Irish Heritage Town with a carefully preserved Georgian Heritage.

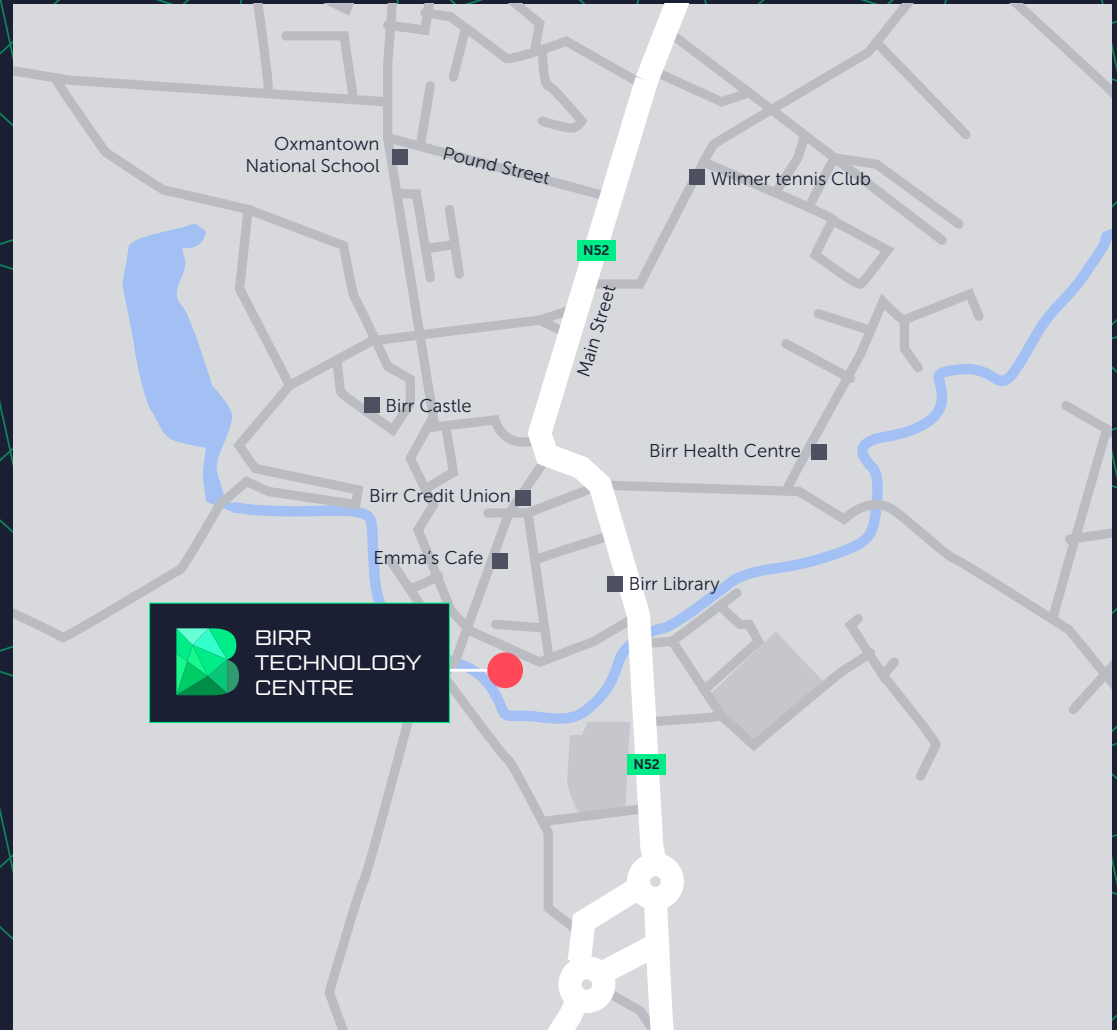
The town is known for Birr Castle and its gardens, home of the Parsons Family which was the largest telescope in the world for over 70 years. Birr Castle Gardens & Science Centre attracts tourists throughout the year.

Birr has beautiful Georgian terraces including Oxmantown Mall, which includes the recently restored Oxmantown Hall, now Birr Theatre. Tullamore (36 km) and Roscrea (Co. Tipperary) (16 km) are two large neighbouring towns with strong commercial base and diverse employment in the Agricultural, Meat Processing and Public Sector. Tullamore is the capital town of the



county of Offaly, a central town in Ireland, located between Dublin and Galway. Birr is located 140 km from Dublin by Road, with good connectivity by the M7 and M6/M4 Routes.

Birr Technology Centre is located at Brendan Street in the centre of Birr adjacent to the Birr Town Park, and overlooking the Camcor River, the location is well suited for office use providing a high amenity location, with all the conveniences of a town centre location including on site car parking.





DESCRIPTION

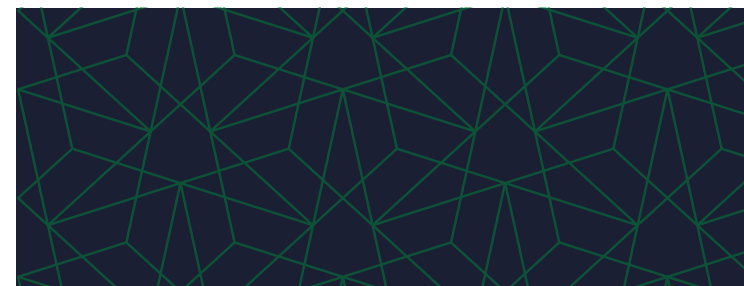
THE PROPERTY
COMPRISES
TWO DETACHED
COMMERCIAL
BUILDINGS
PRIMARILY IN
OFFICE USE ON
A LARGE SITE
OF 0.34 HA
(0.84 ACRES)



BIRR TECHNOLOGY CENTRE

Birr Technology Centre comprises a modern 3 Storey office Building, with a feature glazed atrium with open thread staircase and 8 person passenger lift providing access to all floors. The building was formerly a Mill which underwent a complete restoration and rebuild in 2003. The property is a striking office building and has a flexible layout and configuration that allows for various offices suites or floors to be combined or scaled back to accommodate occupiers requirements. Toilet Accommodation is provided on each floor lobby to include Ladies and Gents, with Accessible Toilets being provided on the Second Floor.

The specification of the building generally comprises a modern office specification with open plan office suites in a variety of sizes from 158 Sq. Ft. to 2,849 Sq. Ft., with 26 office suites being provided in total. The specification generally provides for Raised Access Floors, Carpet Tiles, Floor Boxes, Air Conditioning (Heating & Cooling), Suspended Ceilings with Recessed Modular Light Fittings. Natural Light and Ventilation is provided by double glazed laminated pine windows which are fitted on the perimeter of the external walls. 29 Car Spaces are provided to the front of Birr Technology Centre.



BRENDAN STREET ENTERPRISE CENTRE

Brendan Street Enterprise Centre comprise a detached ground floor commercial building with 7 enterprise units, each with ancillary mezzanine accommodation, the building is arranged in a block, with own door access available to each unit, with communal toilet accommodation being provided at a central location in the block. The property is in need of modernisation, the entire block extends to approximately 4,144 Sq. Ft. with 13 car spaces being provided to the front of the building.

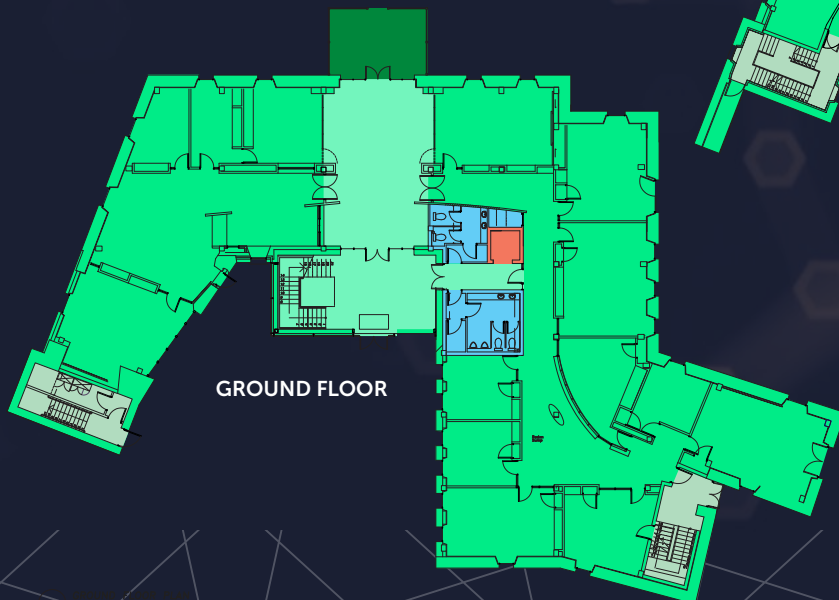




FLOOR PLANS

BIRR TECHNOLOGY CENTRE

Floor	Area Sq. M.	Area Sq. Ft.
Ground	342.26	3,684
First	502.98	5,414
Second	487.65	5,249
Total	1,332.88	14,347



BRENDAN STREET ENTERPRISE CENTRE

Floor	Area Sq. M.	Area Sq. Ft.
Ground & Mezzanine	385	4,144
Total	385	4,144



**BIRR
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CENTRE**
COUNTY OFFALY

COMMERCIAL RATES

Details available on Application.

SERVICE CHARGE

Details available on Application.

TENANCY SCHEDULE

Details available on application to the sole selling agents.

BER

The properties have multiple BER Certificates with full details being available from the sole selling agents.

TITLE

Details available from the Vendors Solicitor.

SALE PROCESS

The entire property is being offered for sale by Public Tender (unless previously sold) with a Tender submission date of 12 noon Friday 30th October 2020. Tender Documentation is available from the Vendors Solicitor.

VIEWING

Viewing of the property is strictly by pre-arranged appointment with the sole selling agents Power Property.

SOLE SELLING AGENT



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VENDOR



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