

CARLOW GATEWAY BUSINESS CENTRE, STRAWHALL HOUSE, INDUSTRIAL BUILDING & ADJOINING LANDS.

STRAWHALL, ATHY ROAD, CARLOW.



**PRIME DEVELOPMENT &
INVESTMENT OPPORTUNITY**

FOR SALE BY PRIVATE TREATY



Lot 1 - 7.171 Acres (fronting onto Athy Road and N80)

Lot 2 - 2.716 Acres (off Strawhall Ave)

Lot 3 - Lab Building on c. 0.438 Acre

Lot 4 - Business Centre & Former Pilot Plant on c. 4.514 Acres*

Lot 5A & 5B - Strawhall House & Courtyard on c. 1.631 Acres

Lot 6 - c. 12.396 Acres with frontage onto Athy Road

Lot 7 - The Entire - (Lots 1-6)

STRAWHALL, ATHY ROAD, CARLOW - PRIME DEVELOPMENT & INVESTMENT OPPORTUNITY



CARLOW GATEWAY BUSINESS CENTRE, STRAWHALL HOUSE, INDUSTRIAL BUILDINGS & ADJOINING LANDS

STRAWHALL, ATHY ROAD, CARLOW.

Available as The Entire (Lot 7) or in Individual Lots



HIGH PROFILE LOCATION

located on N80 Bypass off Athy Road Roundabout with double road frontage.



Potential for **further development**



Approximately **c. 1.5km from Carlow town centre**

THE PROPERTY COMPRISES:



Lot 1 - c. 7.171 Acres of development lands with double road frontage

Lot 2 - c. 2.716 Acres

Lot 3 - Former laboratory building extending to (c. 607m² / c. 6535 sq.ft.) on c. 0.438 Acre

Lot 4 - Business Centre (c. 1609sqm /c. 17,320 sq.ft) & Adjoining Former Pilot Plant (c. 697m² / c. 7,500 sq.ft.) on c. 4.514 Acres*.

Lot 5A & 5B - Strawhall House (c. 765m² / c. 8234 sq.ft.) with Courtyard and ancillary buildings totalling (c. 683m² / c. 7351 sq.ft.) on c. 1.631 Acres

Lot 6 - c. 12.396 Acres with frontage onto Athy Road

Lot 7 - The Entire - (Lots 1-6)



Site extending to approx. **c. . 28.866 Ac (11.682 Ha)***



Current Gross Annual Rental Income **€156,000**

ZONING - CARLOW TOWN ENVIRONS PLAN 2012-2018

c. 12.396 Acres of the property are zoned '**Community/Educational/Institutional**'. The remaining c. 16.47 Acres are zoned '**Enterprise & Employment**', and include a business centre and former pilot plant warehouse, period residence and courtyard, and former lab building.

DESCRIPTION

A multi-faceted development and investment opportunity with tremendous potential for further development. With frontage onto Athy Road and N80 bypass. Situated c. 1.5 km from Carlow town centre. The property includes a c. 28.866 Acre* (c. 11.682 Ha) site comprising:

Lot 1 - c. 7.171 Acres of development land, currently in grass with frontage onto both Athy Road and N80.

Lot 2 - c. 2.716 Acres with cleared concrete surface and an agricultural style shed c. 276m² (c. 2970 sq.ft.).

Lot 3 - Former laboratory and industrial building on c. 0.438 Acre, extending to c.607m² (6534 sq.ft.). The original building was constructed in the 1950's and extended in the 1990's. In need of refurbishment/redevelopment.

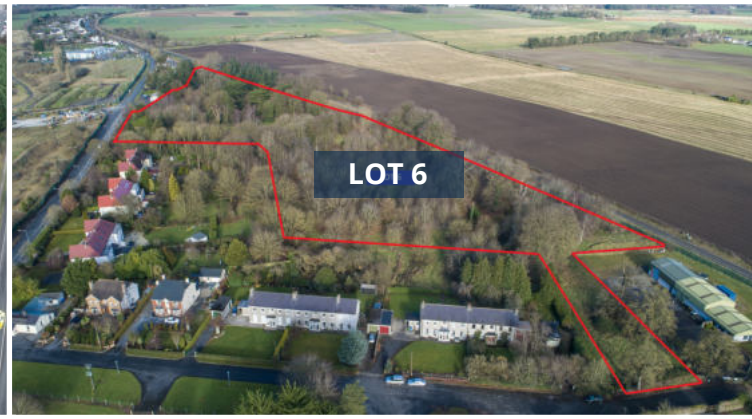
Lot 4 - Tenanted Business centre (Carlow Gateway) on c. 4.514 Acres*, extending to c. 1609m² (c. 17,320 sq.ft), well managed and maintained with a strong tenant mix and generous car parking adjacent for 45-50 cars. The office accommodation comprises of private offices, boardroom and break out areas with a feature entrance foyer reception. There is currently c. 292.36 m² (c. 3,147 sq.ft.) of available vacant office space, in various office sizes, ready for immediate occupation. Attached to the centre is a c. 697m² (c. 7,500 sq.ft) former pilot lab/store.

Lot 5A & 5B - Strawhall House - A two storey over basement listed 19th century period residence and stable courtyard on c. 1.631 Acre, located close to the Business centre and in need of restoration. The residence extends to c. 765m² (c. 8234 sq.ft.) with stables totalling c. 304m² (c. 3272 sq.ft.). To the rear of the house and stables are two further buildings, built in the 1950's, these extend to c. 184m² (c. 1980 sq.ft.) and 195m² (c. 1022 sq.ft.) respectively and are in need of refurbishment.

Lot 6 - c. 12.396 Acres (Zoned Community/Educational/Institutional) with frontage onto the Athy Road and access off Strawhall Avenue.

Lot 7 - The Entire – (Lots 1 - 6)

* this area includes Strawhall Avenue to which others benefit from a right of way over and the road to the business centre that Lot 5A and 5B benefit from a right of way over also.



DEVELOPMENT POTENTIAL (SPP)

LOT 1 - 5

are zoned '**Enterprise & Employment**' under which suitable development includes low input and emission manufacturing, campus-style offices, storage uses, wholesaling and distribution, commercial services with high space and parking requirements.

LOT 1 - C. 7.171 ACRES

Grassed site, highly visible and prominently positioned with double road frontage. The site enjoys a pivotal position with easy access, well placed to undergo commercial development, distribution centre, light industry or premium office campus.

LOT 2 - C. 2.716 ACRES WITH AGRICULTURAL BUILDING

With access from Strawhall Avenue the site has concrete surface and would offer an excellent opportunity for light industry, warehousing development and/or open storage.

LOT 3 - LAB BUILDING ON C. 0.438 ACRE

Currently in need of refurbishment/redevelopment the core building offers c. 607m² (c. 6534 sq.ft.) and is suitable for warehousing or light industry use.

LOT 4 - BUSINESS CENTRE & FORMER PILOT PLANT ON C. 4.514 ACRES*

The tenanted business centre offers c. 1609m² (c. 17,320 sq.ft.) of office space and ancillary accommodation including stores, boardroom, breakout areas, toilets and canteen. There is scope for increased revenue to be generated within the business centre itself and in addition the former Pilot plant/store attached to the business centre, which is currently vacant, would be ideally suited for expansion of the business centre or as an independent storage solution.

LOT 5A & 5B - STRAWHALL HOUSE & COURTYARD ON C. 1.631 ACRES

In need of restoration this fine 19th century property lends itself adaptable for a host of potential enterprises that would complement and enhance the property, such as conference centre, offices, arts centre or expansion of the business centre.

LOT 6 - C. 12.396 ACRES

Zoned 'Community – Educational – Institutional' permitted development to provide for and improve local neighbourhood, community, ecclesiastical, recreational and educational facilities.

With frontage and access off Athy road, the sites position and configuration would make an exceptional location for a retirement home or health/community facility.

The entire property has obvious development potential for a multi-dimensional development subject to planning permission.

LOCATION

This outstanding development opportunity enjoys an excellent position to the North side of Carlow town. The subject property is situated approximately 1.5km from the centre of Carlow town and is within walking distance of all amenities as well as schools and sporting facilities including Dr Cullen Park, home to Carlow football club and to Carlow rugby football club. The property is highly accessible with vehicular access onto both Athy Road, N80 and with M9 (Junction 4) motorway only c. 8km away.

Carlow town has attracted multinational investment in recent years with the arrival of pharmaceutical giant MSD, whilst the former Braun factory has been recently acquired by one of the country's leading builders, Glenveagh Properties. The town also now boasts university status with IT Carlow now renamed to South East Technological University. It comprises Waterford Institute of Technology and IT Carlow. The University campus is a short walk from the centre and enrolls over 10,000 students and employs 850 staff.

Carlow is one of the fastest growing counties in Leinster with a population of 61,931 (based on 2022 census) up 8.8% on the 2016 census figure of 56,875.

Carlow is a thriving and popular commuter town to Dublin city due to its proximity of c. 80km to the city, accessible by M9 motorway and well supported by excellent public transport infrastructure. Eight rail services operate to Carlow between Dublin Heuston and Waterford on a daily basis Monday to Saturday and four on Sunday. Bus Eireann also operates nine services to Carlow town and Bagenalstown to/from Waterford and Dublin City/Dublin Airport Monday to Saturday.



LOCATION CONT.

Destination	Distance (km)	Approx Drive Time (Mins)
M6 motorway	7.1	8
Dublin (Red Cow)	76.4	51
Newbridge	44.9	36
Kildare	42.6	32
Portlaoise	39.3	38
Rosslare (Harbour)	93.7	78





TENURE

We understand that the property is held Freehold

BER



Ber Certs and Advisory Reports

Available on request

SOLICITORS

Gillian Beechinor,
Arthur Cox,
Ten Earlsfort Terrace,
Dublin 2, D02 T380.

Thomas M. Byrne & Son Ltd, 18 Dublin Street, Carlow, R93 K6C1, Carlow.

T: +353 (059) 9132500 E: properties@tmbyrne.ie

WEBSITE

www.carlowgatewayandadjoininglands.com

Interested parties will be given access to the designated website upon signing of a terms & conditions. The website includes information such as floor plans, BER certificates and additional images.

CONTACTS

Thomas Byrne

+353 (059) 9132500 / 087 2556857 thomas@tmbyrne.ie

Fidelma Moss

+353 (059) 9132500 / 083 0847446 fidelma@tmbyrne.ie



Subject to contract / contract denied. Prepared 2023. Disclaimer: The particulars and information contained in this brochure are issued by Thomas M. Byrne & Son LTD 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 Thomas M. Byrne Ltd, its employees, or agents, 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.