



An Post Delivery Service Unit, Knockenrahan  
Industrial Estate, Arklow, Co. Wicklow

PRIME INDUSTRIAL INVESTMENT  
OPPORTUNITY

FOR SALE



## An Post Delivery Service Unit, Knockenrahan Industrial Estate, Arklow, Co. Wicklow



ATTRACTIVE LONG TERM  
INVESTMENT OPPORTUNITY  
LET TO STATE OWNED  
TENANT



RENTAL INCOME OF €49,950  
PER ANNUM WITH UPSIDE  
POTENTIAL ON LEASE  
RENEWAL



GROSS EXTERNAL AREA OF  
643 SQ.M (6,921 SQ.FT)



TOTAL SITE AREA OF 0.17  
HECTARES (0.42 ACRES)



TENANT NOT AFFECTED

## Location

Knockenrahan Industrial Estate is situated in a prime location to the south of Arklow, just off the M11 motorway, and approx. 59km south of the M50. This makes it easily accessible from Dublin, Wexford, and other major centres in the east of Ireland.

The estate is well maintained and located in an established commercial area, which is home to a range of businesses across a range of sectors including retail, manufacturing, logistics, and engineering. Some of the nearby occupiers include amongst others TJ O'Mahony Builders Providers, Mr Price Discount Store, MA Healy & Sons, and the Town Council Depot.

## Description

The property comprises a detached industrial building (built circa 2007) on a secure site of 0.17 hectares / 0.42 acres, currently leased to An Post and in use as a Delivery Service Unit.

The building provides for two storey office accommodation to the front and warehouse accommodation to the rear. The construction is steel portal frame with concrete block infill walls to approximately 2 metres with double skin insulated metal decking walls all under a double skin insulated metal deck roof, incorporating translucent roof panels.

The main warehouse area has a sealed concrete floor, painted fair faced concrete block walls, fluorescent strip lighting and a gas fired central heating system. The internal eaves height is approx. 6.3. The warehouse is served by a single grade roller shutter door and loading area.

The two-storey office section has a customer counter, number of cellular offices, a canteen, toilet and staff changing areas. This area has concrete floors with a mixture of carpet and linoleum overlays, plastered and painted walls, and a mixture of lighting including some modern LED light boxes.

Double glazed aluminium framed windows are provided to the front of the property, along the ground floor, and at first floor level in the two storey office section of the building.

The yard is fully secure with an automated gate at the front and there is car parking for approximately 20 cars, 11 no. electrical vehicle charging points along the front elevation of the property.

## Tenancy

The entire property is leased on a 10 year full repairing and insuring lease to An Post. The lease commenced on 1st March 2017 and expires on 28th February 2027.

The contracted rent is €49,950 per annum, equivalent to €77.68/m<sup>2</sup> (€7.22/ft<sup>2</sup>).


## Accommodation

Description	Sq.m GEA	Sq.Ft GEA
Two storey offices	256	2,756
Warehouse area	387	4,166
<b>Total Gross External Area</b>	<b>643</b>	<b>6,921</b>

## Title

We understand the property is held Freehold on registered title.

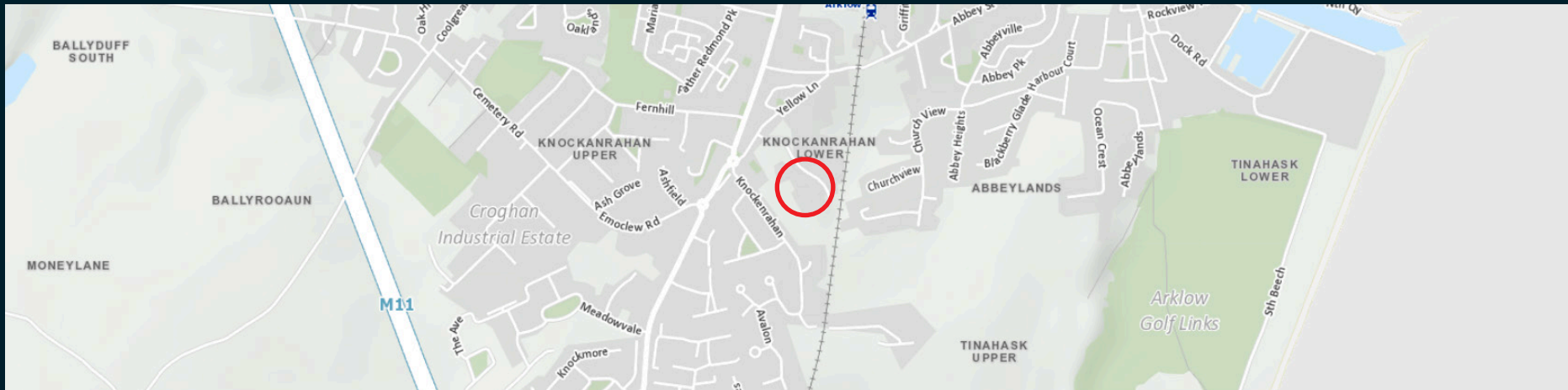
## BER Information

Rating:   
BER No: 800426926  
396.28kWh/m<sup>2</sup>/yr 0.84

## Price

Offers are sought in the order of  
€650,000





## Further Information / Viewings

Viewings are strictly by appointment only.

For further information please contact:

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