

For Sale / To Let

Former Moy Isover Facility

Ardfinnan, Clonmel, Co Tipperary



- ▶ 10,544 Sq m (113,496 Sq ft)
- ▶ Total Site Area 3.55 Hectares (8.8 acres).
- ▶ Site is Zoned "GI-General Industry" under the South Tipperary County Development Plan. It would also suit other uses subject to planning permission.
- ▶ Price / Lease Terms: On Application.

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Location

The subject property is located on the outskirts of Ardfinnan in South Tipperary with significant main road frontage onto the south side of the R665, which links Clonmel and Mitchelstown via Clogheen and Ballyporeen.

Ardfinnan had a 2016 census population of under 1,000 persons and is regarded as a district service centre within South Tipperary. This location in the south west of the county, is approximately 16 kms (10 miles) from Clonmel via the aforementioned R665 and 10 kms (6 miles) from Cahir town via the R670. Accordingly it is within easy access of both centres and their many amenities and transport links via the N24 (Rosslare / Limerick National Primary Route) and M8 (Dublin / Cork Motorway) respectively. Clonmel, for example, is the administrative, services and educational

capital of county Tipperary and is generally considered to have an excellent socio economic profile and employment base. Clonmel is home to a number of leading companies in strong sectors of the economy such as pharmaceuticals, the drinks industry and engineering and is regarded as a centre of excellence for same. Cahir, while smaller in size than Clonmel, would also be considered a strong medium sized urban centre.





Description

The subject holding comprises two substantial industrial buildings extending to a total gross external floor area of approximately 10,544 sq m (113,496 sq ft) on a triangular shaped site extending to 3.55 hectares (8.8 acres).

Building 1

Building 1, which comprises two interconnecting twin bay warehouse buildings, extends to a total gross external floor area of approximately 6,789.68 sq m (73,083 sq ft).

The warehouse accommodation, which is open plan, is of steel portal frame construction with concrete block infill walls to mid height with a metal clad finish to roof height. The warehouse area to the south eastern elevation is a modern addition which benefits from a double skin insulated metal deck roof incorporating Perspex roof panels. The warehouse section to the north western elevation incorporates a single skin metal deck roof with natural roof lights. There is a clear internal eaves height of 5.5 metres (18 ft). Artificial lighting is provided via roof hung halogen box lights. The warehouses benefit from a power floated concrete floor while access is provided at various points via standard grade electric roller shutter doors and metal sliding industrial doors.



Building 2

Building 2, which comprises a number of interconnecting warehouse buildings and office accommodation, extends to a total gross external floor area of approximately 3,754.46 sq m (40,413 sq ft).

The warehouse accommodation, which is in four interconnecting sections, is of steel portal frame construction with concrete block infill walls to mid height with a metal clad finish to roof height. The entire is covered with a metal deck roof incorporating natural roof lights. Clear internal eaves height varies from 5.5 metres (18 ft) to 6.0 metres (20 ft). Artificial lighting is provided via roof hung halogen and fluorescent lighting. Warehouse accommodation benefits from a power floated concrete floor while access is provided at various points via standard grade electric roller shutter doors and metal sliding industrial doors.

Office accommodation, which is provided in both buildings, comprises both ground and first floor accommodation. The accommodation incorporates reception areas, cellular office accommodation and canteen and staff facilities. Internal finishes generally comprise plastered and painted walls and ceilings, fluorescent lighting, perimeter trunking and carpet floors throughout.

Extensive circulation and marshalling space is provided throughout the site while surface car parking spaces are provided to the south western elevation of the site.

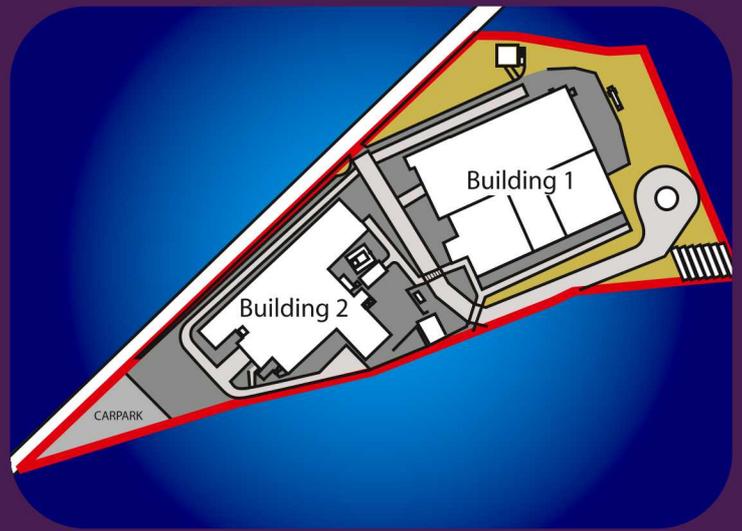
Accommodation Schedule

The estimated gross external floor area is as follows:

Building 1	Sq M	Sq Ft
Warehouse	6,503.64	70,005
Ground Floor Offices	286.04	3,079
Sub Total	6,789.68	73,083

Building 2	Sq M	Sq Ft
Warehouse	3,283.86	35,347
First Floor Mezzanine	133.95	1,442
Ground Floor Offices	295.76	3,184
First Floor Offices	40.89	440
Sub Total	3,754.46	40,413

Total	10,544.14	113,496
Total Site Area	3.55 hectares	8.8 acres



Services

We understand all mains services are available to the subject property as required.

Town Planning

Under the South Tipperary County Development Plan 2009 - 2015 (extended), the subject property is located in an area with a land use zoning "GI - To provide for General Industrial and Related Uses". Uses permitted in principle in this land use zoning include Abattoir, Enterprise / Employment / Workshop, Refuse Transfer Station, Recycling Facility, Service Garage and Warehousing.

Local Authority Rates

We understand that there are presently two separate rateable valuation assessments on the facility of €768.19 and €565.03, which combined total €1,333.22. The 2018 rates multiplier in South Tipperary County Council's administrative area is 56.77, giving a 2018 rates bill for the entire facility of €75,686.90.

Title

We understand that title to the property is freehold unencumbered.

Price / Lease Terms and Further Information

Contact joint agents.

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