

For Sale by Private Treaty

Avoca River Business Park, Beech Road,
Arklow, Co. Wicklow.



- Approx. 81 ha (200 acres) including approx. 41 ha (102 acres) of zoned land
- Within minutes of Junction 20 on the M11 and just approx. 56 km from the M50 motorway
- The lands are located along the banks of the Avoca River with high-profile frontage onto the M11
- Services available to the site include mains gas, water, T50 fibre route, 110kv (100 MW) connection to national grid, private canal and wayleave extending into the Irish Sea at Arklow Harbour

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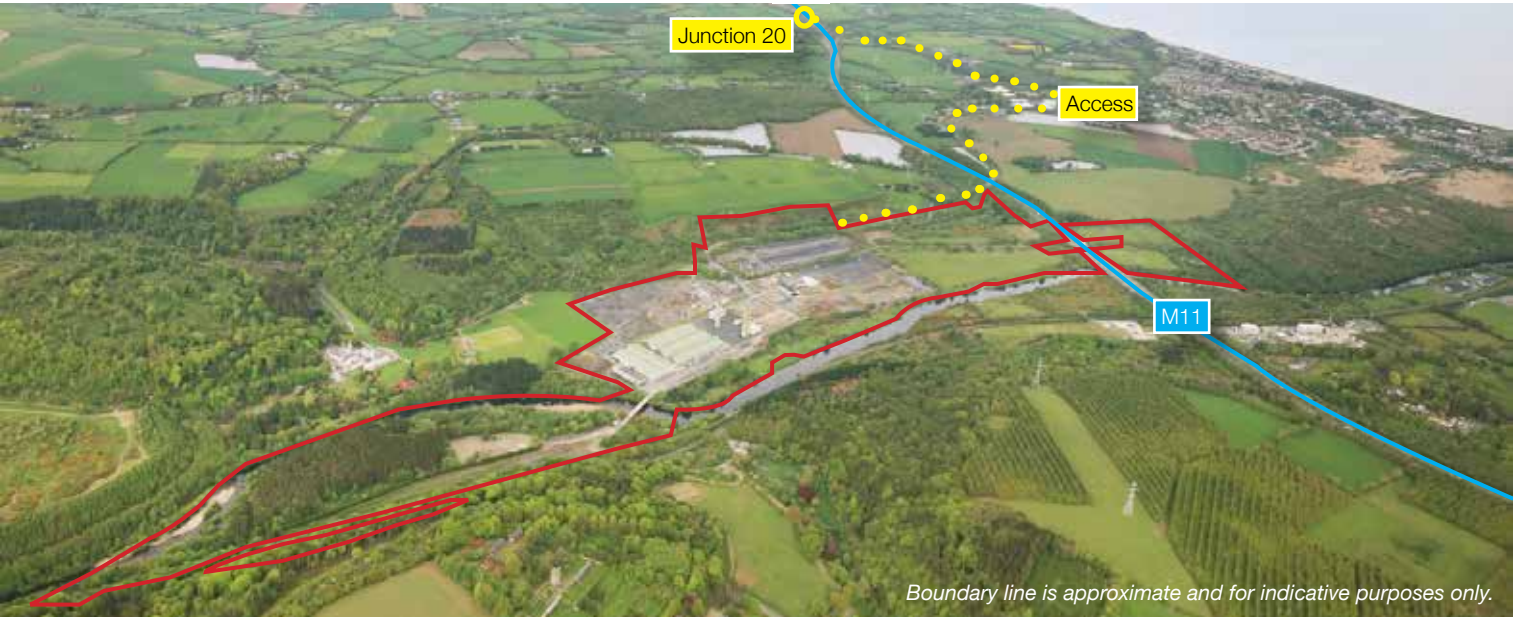
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Location

Avoca River Park is situated within the secluded and picturesque Vale of Avoca, northwest of Arklow Town. The site is within minutes of Junction 20 on the M11 which provides continuous motorway/ dual carriageway access to the M50, to Dublin Airport and the Dublin Port tunnel. The location also provides easy access to the southeast and to Rosslare Harbour.

From Avoca River Business Park to:	Approx. distance
Junction 20 on M11	4 km
Arklow Town	5 km
Dublin City Centre	75 km
M50 motorway	56 km
Dublin Port Tunnel	100 km
Rosslare Harbour	89 km

Coming off Junction 20 on the M11, access to the site is via the R772, onto Beach Road, past Kilbride Industrial Estate and the Pyramid of Arklow after which the road crosses over the M11 and into Avoca River Business Park.

Description

Avoca River Business Park comprises approx. 81 ha (200 acres) of prime land as scaled from OSI map, including approx. 41 ha (102 acres) of zoned land with enormous potential for development. The M11 motorway traverses the site, creating high profile frontage on both sides of the M11. A significant portion of the site (approx. 28 ha / 69 acres) has been developed and includes Holfeld Plastics manufacturing plant, two office buildings and warehouse accommodation. The remaining developed portions of the site comprise concreted/hardcore yard areas.

There is approx. 53 ha (131 acres) of undeveloped land of which approx. 13 ha (33 acres) is zoned.

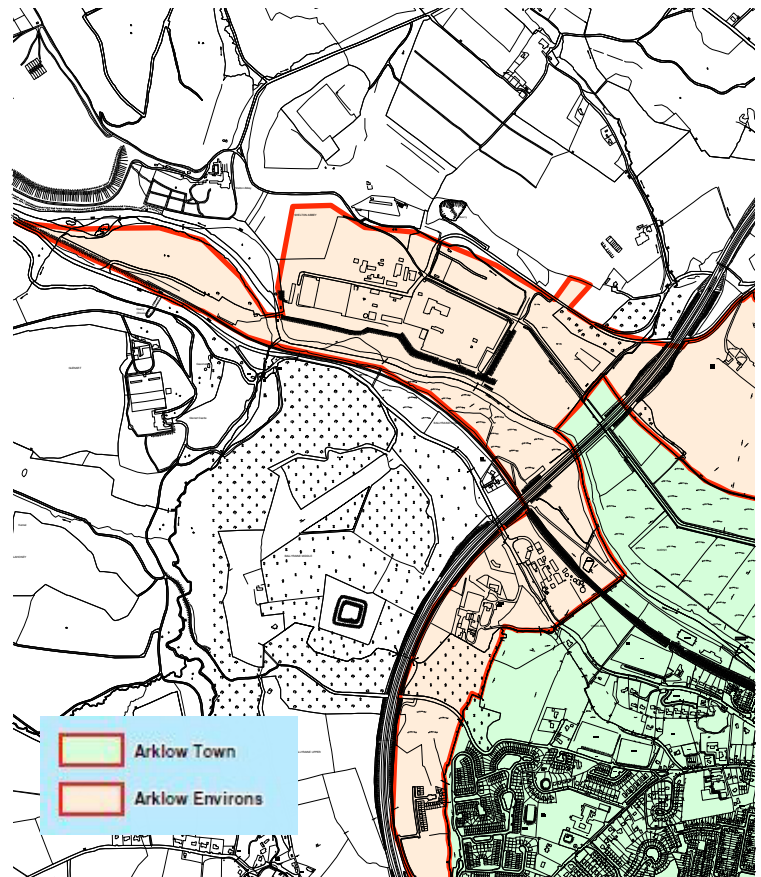
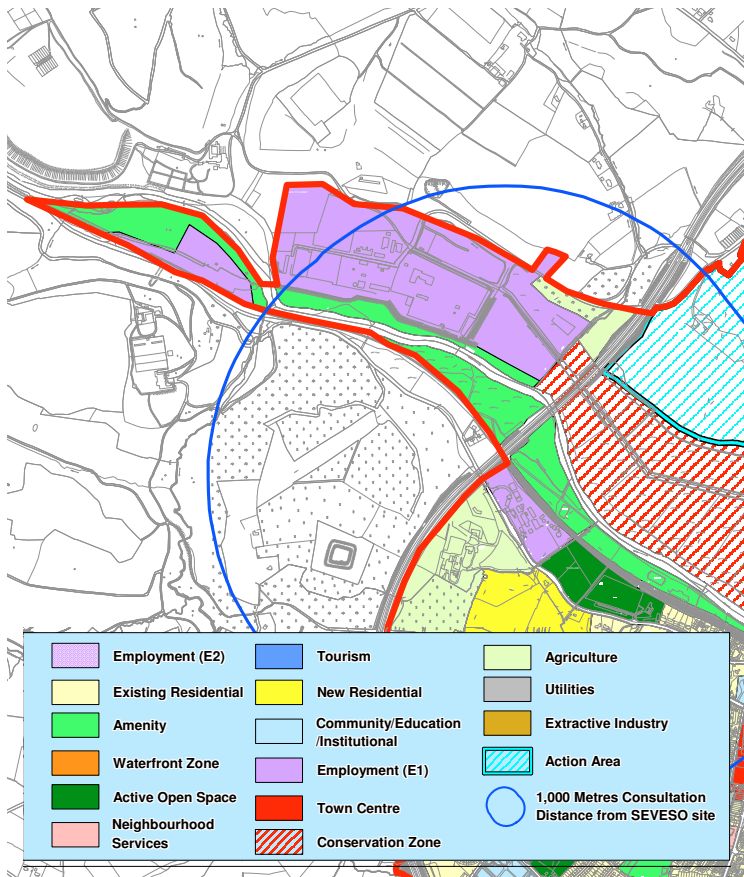
Avoca River Business Park overlooks Shelton Abbey, a magnificent gothic style mansion, which was the ancestral seat of the Earls of Wicklow and is now in use as an open prison.

Accommodation

Building Number	Sq.m.
1	776
2	563
3	928
4	145
5	609
6	1,320
7	830
8	2,182
Total	7,353
9, 10 and 11 - Occupied by Holfeld Plastics	

Approximate gross external floor areas. Intending purchasers must satisfy themselves as to the accuracy of the floor areas and site areas referred to throughout this brochure.





Maps are for indicative purposes only.

Zoning

Approx. 41 ha (102 acres) of the site is zoned under objective “Employment (E2)” in the current Arklow Town and Environs Development Plan 2011-2017, ie. “large scale employment: to provide for a single undivided employment unit, either a microchip or similar manufacturing plant or for a business, office, science or technology park”.

Uses permitted in principle under the Employment (E2) objective include:-

Car Park, Industry (General), Industry (Light), Laboratory, Offices, Open Space, Playground, Public Services. Uses that may be considered acceptable include Aerodrome / airfield, Crèche / childcare facility, Education, Enterprise centre, Recreational buildings, Recreational facility / Sports Club.

The remaining lands are zoned under Amenity / Agriculture and Conservation Zone objectives with a portion of the lands situated to the north of the site outside of the Arklow Town and Environs Development Plan. A significant portion of the entire is located within an area defined as “1,000 metres consultation distance from SEVESO site”. The majority of land is located within the Arklow Environs boundary with the Conservation zoned land located within the Arklow Town boundary. See map above.

Planning Permission

A 4.25 ha (10.5 acre) portion of the site has the benefit of planning permission for a Simple Cycle Gas Turbine peaking power station which is valid until 09th March 2019. Further information is available from the joint selling agents.

Infrastructure

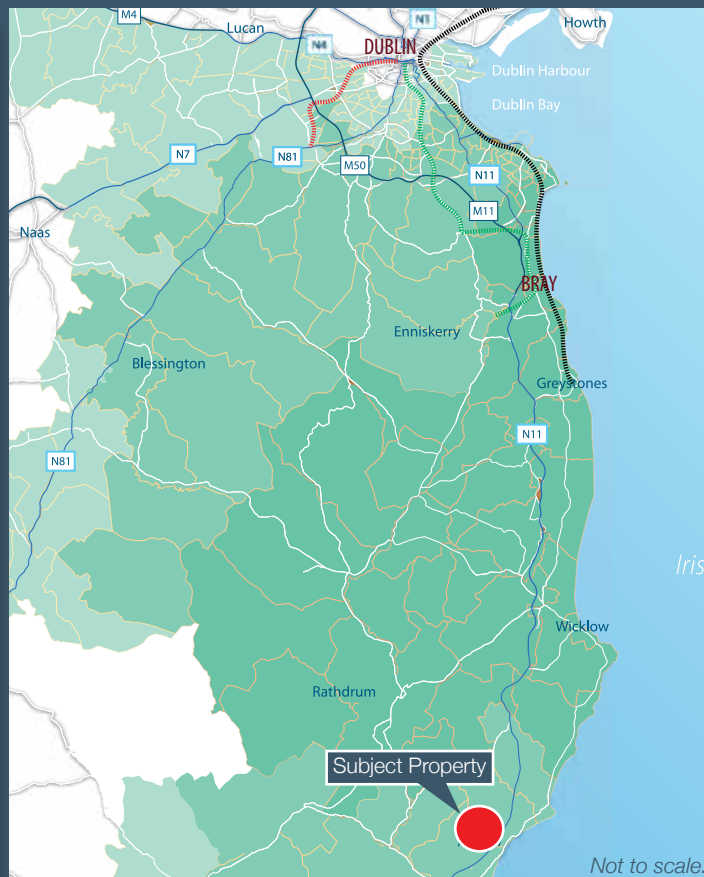
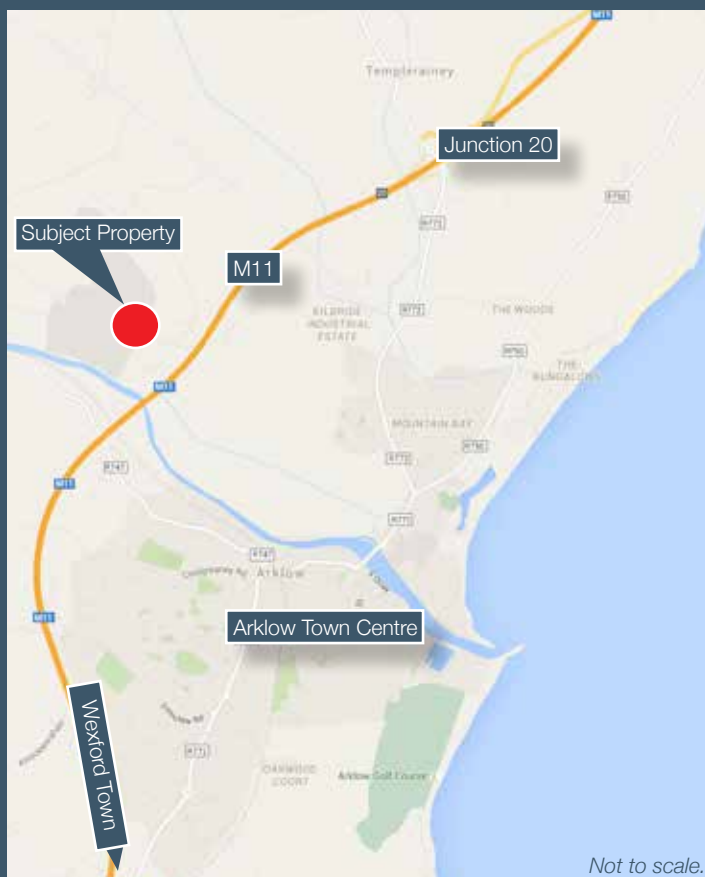
Avoca River Business Park has the benefit of the following;

- Natural gas supply line
- Mains water
- Septic tank system
- High voltage direct 110Kv connection to national grid with site owned substation / transformers
- 220Kv national grid lines also traverse the site
- T50 fibre route network along rail line
- The Avoca River runs through the property and has an average daily flow of 100 million litres
- Private canal extending into the Irish Sea at Arklow Harbour with a high-pressure/capacity large bore water system and pumping station
- Private duct extending into the Irish Sea at Arklow Harbour
- Dormant rail sidings and level crossing to Vale Road off main Dublin / Wexford rail line
- Commercial vehicle weigh bridge at site entrance
- Integrated EPA site licence

Leases

Holfeld Plastics Ltd. occupies buildings 9, 10 and 11 on a site area of approx. 6.5 ha (16 acres) under the terms of a 15 year FRI lease from 2014 at a nominal rent. Holfeld Plastics Ltd. has a purchase option exercisable at any time during the 15 year term. Further information is available from the joint selling agents.

There are a small number of tenants currently occupying various portions of the site on short term letting agreements. We understand that none of these tenants have any statutory rights to renewal and that vacant possession of the entire (excluding the land occupied by Holfeld Plastics Ltd.) can be provided to potential purchasers.



Price

On Application.

Title

We understand the property is held freehold. Further details on title can be made available from the solicitors.

Viewings

All viewings are strictly by appointment through the joint selling agents.

BER



BER numbers available on request.

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