

**For Sale - Industrial Investment Opportunity**  
(subject to and with the benefit of the existing lease)

**Whitegate Cross, Virginia, Co Cavan A82 P2W5**



#### INDUSTRIAL INVESTMENT OPPORTUNITY

- Two industrial buildings 16,673 sq ft and 21,905 sq ft on a site of 14.6 acres
- Let under a 34 year full repairing and insuring lease from 1 July 2010
- Current passing rent €30,000 per annum
- High profile position on the N3 close to the Cavan/Meath border
- Includes agricultural land of 7.6 acres

**BER C1**



**Building B**

#### **Location**

- The properties are located at Whitegate Cross, 10 km from the town of Virginia, Co Cavan
- The site offers profile to the busy N3 Roadway which forms the M3 Motorway linking Donegal, Cavan, Meath and Dublin
- Whitegate Cross is approximately 35 km from Cavan Town and approximately 80 km from Dublin Airport and Dublin's City Centre
- The area benefits from a significant local labour force
- The properties are strategically situated close to the border with Northern Ireland
- Located 85km from Enniskillen and 145km from Belfast

#### **Description**

- The offering comprises two detached industrial buildings on a total site of 14.6 acres
- The site includes agricultural land to the rear of 7.6 acres
- Both buildings benefit from substantial car parking and surplus yard area

#### **Building A**

- The warehouse is of steel portal frame construction with concrete block infill walls to full height
- Insulated metal deck roof incorporating perspex roof lighting
- Loading access is provided via two grade level doors
- First floor office accommodation is provided in a mixture of open plan and cellular layouts
- The office accommodation benefits from plastered and painted walls, suspended ceilings, recessed lighting and radiator central heating

#### **Building B**

- The warehouse is of steel portal frame construction with concrete block infill walls to approx. 1.5 m high and insulated cladding above
- Metal deck roof incorporating perspex roof lighting
- Loading access is provided via two grade level doors
- Office accommodation is provided to the front elevation



Warehouse

### Accommodation

The approximate gross external floor area of the property is as follows:

BUILDING A	SQ FT
Warehouse	7,298
Stores/Canteen	4,822
First Floor Offices	4,553
<b>Total</b>	<b>16,673</b>
BUILDING B	SQ FT
Warehouse	15,995
Ground Floor Offices	2,713
First Floor Offices	3,197
<b>Total</b>	<b>21,905</b>

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

### Lease Terms

- Both properties are currently Let under the terms of a 34 year full repairing and insuring lease from 1 July 2010
- The tenant is James Elliott Construction Limited
- Current passing rent €30,000 per annum
- There are upward and downward rent reviews every five years
- Next break option 1 June 2019

### Title

- The property is held as a Freehold Title (Folio DN 13103F; CN 13022)

### Services

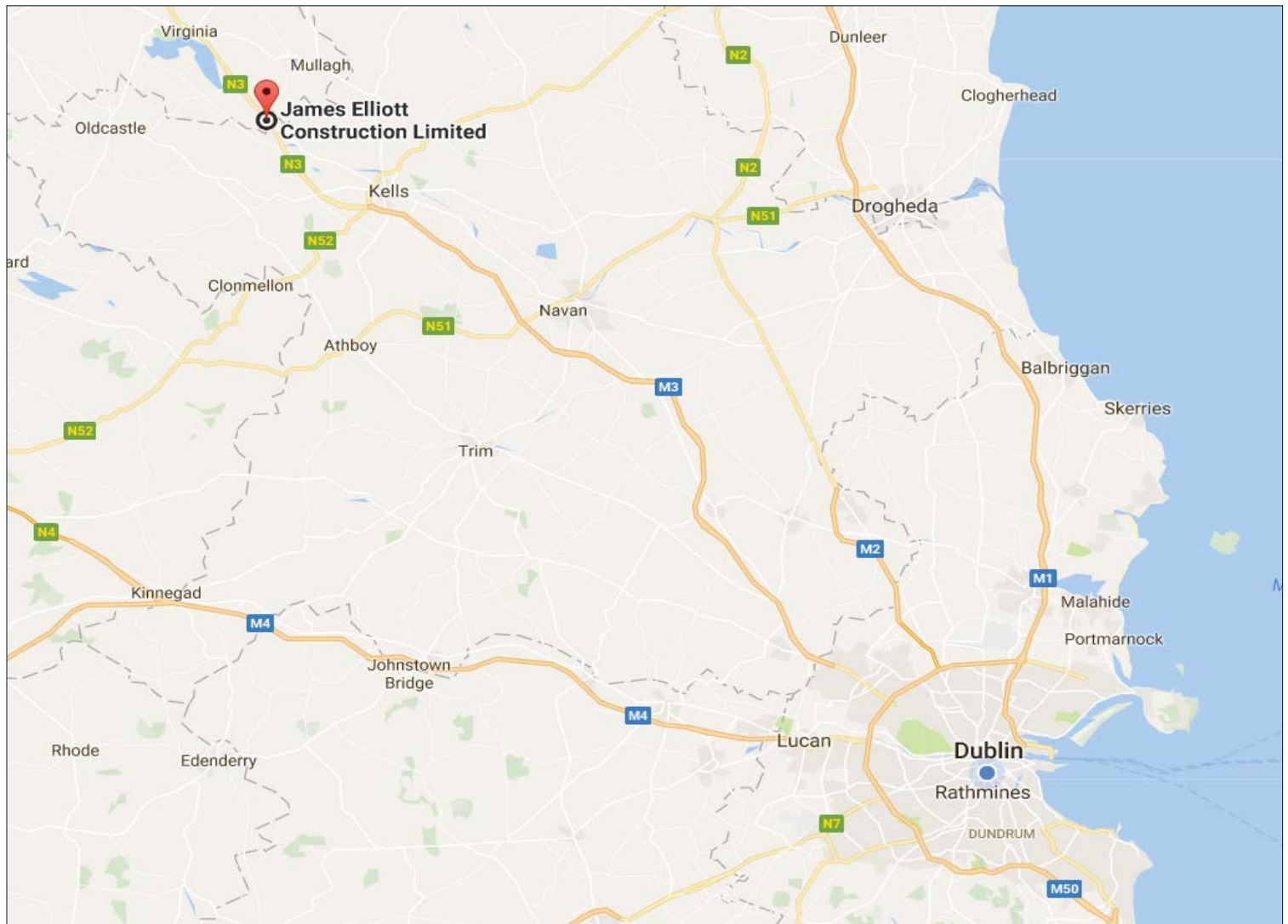
- All mains services are available including 3 phase power

### Building Energy Rating

BER: C1

BER No: 800557738

EPI: 270.82 KWh/m2/yr



#### Price

- On application

#### Viewing

- Strictly by appointment with the Sole Agent

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