

AVAILABLE IN ONE OR MORE LOTS



FOR SALE  
By Private Treaty

# FORMER KERRYMAN & GOBLIN FACILITIES

Clash Road, Tralee, Co Kerry

EXCEPTIONAL OWNER OCCUPIER / INVESTOR / DEVELOPMENT OPPORTUNITY

Extending to 130,000 sq. ft. on 15.2 acres



CBRE





## LOCATION

The 15.2acre site is comprised of the former Kerryman and Goblin facilities which forms the north-western corner of Tralee Business Park (also known as Clash Road Industrial Estate). The area currently has a mix of industrial, warehousing and commercial uses and is very well positioned in terms of commercial development potential. The site is situated less than 1km from the N69 Eastern Ring Road, 1.5km from the Institute of Technology, 2km Tralee Town Centre.

Tralee Town is the largest town in County Kerry and is the County administrative, retail and services centre, comprising an area of 1,237ha (3,057 acres). The town is well serviced in terms of infrastructure with good connections to road and rail. Industry in the town is a combination of manufacturing and service industry.

Local occupiers include McMahons, Fyffes, Kerry Group and Total Cleaning Supplies.

  
POPULATION  
**23,691**

  
DISTANCE  
BY CAR

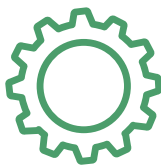
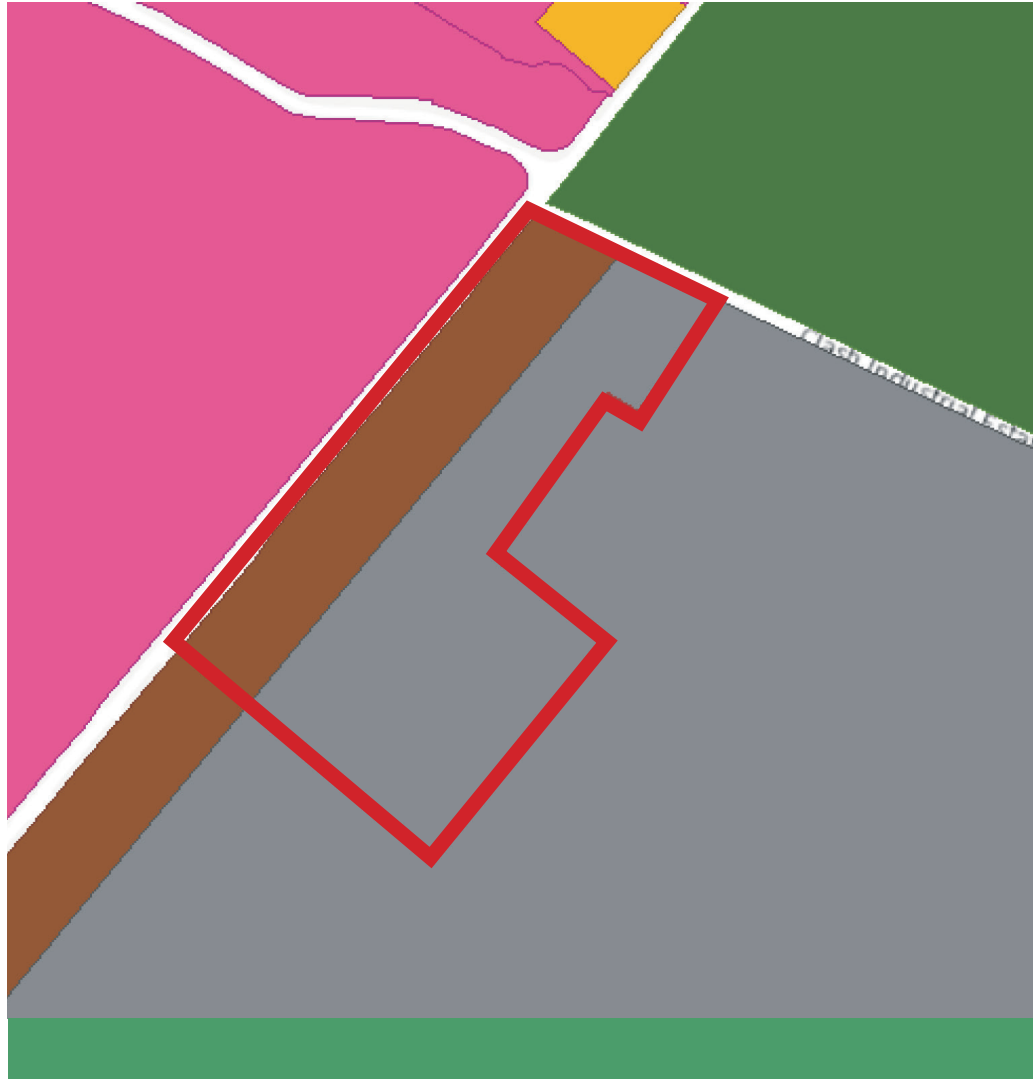
Kerry Airport	14km
Ennis	81km
Limerick	87km
Cork	95km



# ZONING

The subject lands fall under the current Tralee Town Development Plan. The lands are predominantly zoned GI General Industry "To provide for industrial development and related uses". A 5 acre portion of land along the north-western boundary of the site is zoned BSI Business and Science Technology "To provide for high technology related office based industry". There is also provision for some retail uses at the northern end of the site as the retail hierarchy in the Town Plan provides for a new neighbourhood centre at the junction of Clash Road and Racecourse Road.

The current BSI zoning is confined to a shallow area c. 55m deep along the Clash Road frontage.



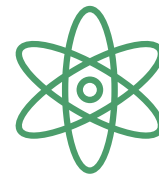
## GENERAL INDUSTRY

### PERMITTED USES

Advertisement Boards, Car Park, Industry, Manufacturing, Playing Field, Repair Garages, Storage, Transport Depot, Warehousing including trade

### OPEN TO CONSIDERATION

Car showroom, Neighbourhood Retail / Service, Petrol Station, Training Centre



## BUSINESS AND SCIENCE TECHNOLOGY

### PERMITTED USES

Car Park, Childcare, Home-Working, Office, Science and Technology Based Office

### OPEN TO CONSIDERATION

Advertisement Boards, Car showroom, Conference Centre, Craft Centre, Education, Healthcare, Industry, Medical, Petrol Station, Recreational Facilities, Restaurant, Showroom, Storage, Training Centre, Warehousing including trade / manufacturing related retail warehousing

## LOT 1 – THE ENTIRE

- The entire land holding extends to approximately 6.15 hectares (15.2 acres)
- Extensive road frontage of more than 500m, primarily from the Clash Road (350m)
- Access to the property is provided from 4 existing access points along the Clash Road
- Zoned, serviced sites suitable for owner occupiers, speculative development and potential higher value uses (spp)

## LOT 2 - FORMER DIMPLEX CLEANING SYSTEMS FACILITY

- L Shaped site of 4.53 hectares (11.2 acres)
- Frontage of approx. 280m onto the Clash Road and 125m Clash West Estate Road
- The site comprises a detached industrial warehouse extending to 9,214 sq m (99,178 sq ft) with varying eaves height of 5.4m to 9m. There are 14 automated dock levellers, 6 within the old building and 8 within the newer building

## LOT 3 - FORMER KERRYMAN FACILITY

- Regular shaped site extends to 1.62 hectares (4 acres)
- Road frontage of 120m onto the Clash Road
- The site comprises a detached industrial warehouse facility extending to 2,734.21 sq m (29,430 sq ft). The warehouse area has an internal eaves of height 3.75m (5.42m to apex) with 2 storey offices to the front elevation. There are 2 loading doors to the rear of the warehouse



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LOT 2

LOT 3

LOT 1 - THE ENTIRE





## SERVICES

All mains services are available and connected to the property.

## VIEWING

Strictly by appointment with the joint selling agents CBRE Ireland and Ger Carmody Estates.

## CONTACTS

# CBRE

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