

TO LET

INDUSTRIAL PREMISES & SUBSTANTIAL YARD

WHITEGATE CROSS
CAVAN, A82 P2W5

BER G



- Situated on the western side of the N3 from Dublin to Cavan approx. 35km south of Cavan Town and 75km from Dublin.
- Benefiting from superb profile to the N3 and lie just inside the Cavan/Meath border.
- M50/M3 junction is approx. 40mins drive to the southeast.
- Comprises two detached industrial and office buildings with large rear yard to building 1 and the entire site is approx. 14.5 acres.
- Excellent car parking facilities to the front of both properties.
- Building 1 is approx. 1,638 sq. m. available immediately.
- Building 2 is approx. 1,980 sq. m. available April 2023.

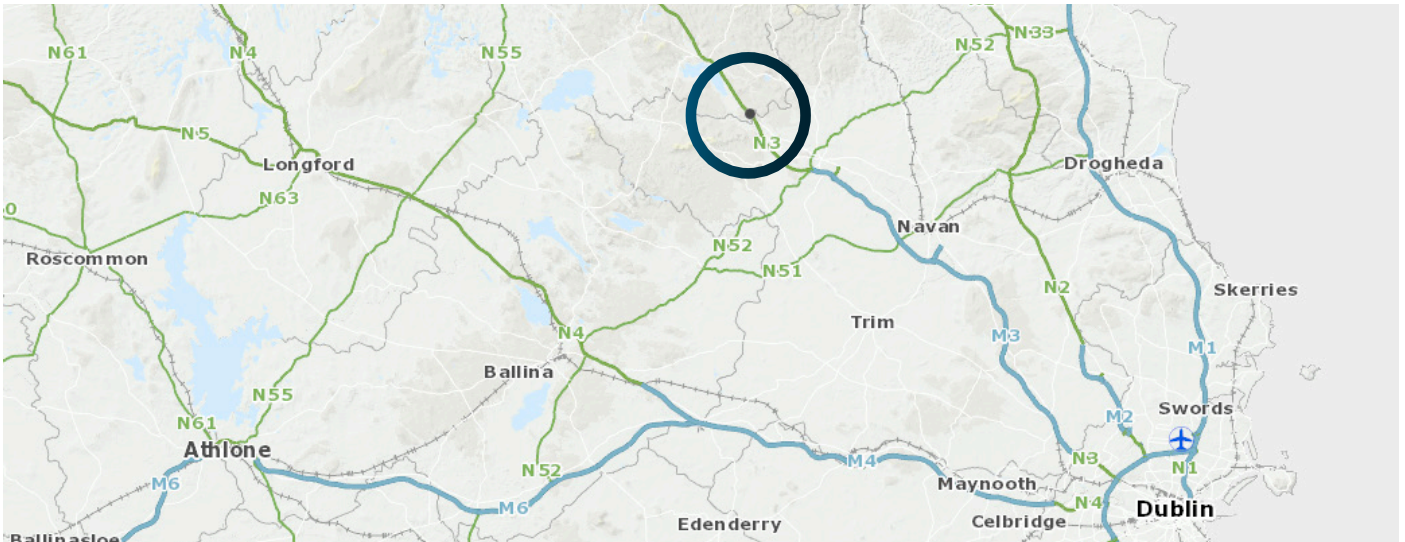


INDUSTRIAL PREMISES & SUBSTANTIAL YARD

WHITEGATE CROSS CAVAN A82 P2W5

The property is situated on the western side of the N3 from Dublin to Cavan approx. 35km south of Cavan Town and 75km from Dublin. They benefit from superb profile to the N3 and lie just inside the Cavan/Meath border. The M50/M3 junction is approx. 40mins drive to the east.

The property comprises two detached industrial and office buildings with large rear yard to building 1 and the entire site is approx. 14.5 acres. There is excellent car parking facilities to the front of both properties.



Building 1

Comprises a detached industrial facility with part ground floor store with offices over head and a warehouse section to the side. There is excellent car parking and profile to the front and it benefits from a large concrete yard to the rear. It is of steel portal frame construction with concrete block infill walls all under a double skin insulated metal deck roof incorporating translucent roof lights. The warehouse section is accessed via two roller shutter doors and has a concrete floor and an eaves height of approx. 7.81 m.

The two-storey section has storage at ground floor level with fairfaced concrete block walls and concrete floor while the first floor offices have plastered and painted walls, suspended ceilings with recessed lighting carpet covers concrete floors and double glazed aluminium framed windows throughout.



Building 2

Comprises a detached industrial premises with two-storey offices to the front and warehouse area to the rear. The building is in shell condition requires a full electrical and office fitout.

The building is of steel portal frame construction with concrete block infill walls to 1.5m and double skin metal to the remainder all under a double skin insulated metal deck roof incorporating translucent roof lights.

The warehouse area has a concrete floor, is accessed via two roller shutter doors and have an eaves height of approx. 6.5m. The two-storey office section to front requires a full fitout.

Externally both buildings are completely finished and there is ample room for dock levellers or truck and external product storage.

Accommodation	Sqm	Sqft
Building 1		
1st Floor Offices	468	5,037
Ground Floor Store	468	5,037
Warehouse	702	7,556
Total GEA	1,638	17,630
Building 2		
Warehouse	1,428	15,371
Ground Floor Offices	276	2,970
First Floor Offices	276	2,970
Total GEA	1,980	21,311



INDUSTRIAL PREMISES & SUBSTANTIAL YARD

WHITEGATE CROSS
CAVAN A82 P2W5

Rates

The Rateable Valuation of the Yard is 27,500 and for Building 1 is 28,800 total 56,300 and based on the multiplier for 2022 (0.2211) from Cavan County Council this equates to €12,447.93.

Services

All main services are supplied and connected to Building 1 only which include water, electricity, drainage, sewerage, phone and broadband.

Lease Terms

Medium/Long term lease.

BER Details

BER G.

BER NO: 800555989

EPI: 1180.87 kWh/m²/yr 4.9

Viewing & Further Information

Viewing is strictly by prior arranged appointment only.
For further information joint agents.



Cathal Daughton

T: 01 638 2700

M: 087 689 9907

cdaughton@lisney.com

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2

James Kearney

T: 01 638 2700

M: 085 7380566

jkearney@lisney.com



Don Crotty

T: (049) 436 5020

info@crottyauctioneers.com

8 Newcourt Centre,
Church Street, Co. Cavan

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney or Crotty Auctioneering & Property Management Ltd, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney or Crotty Auctioneering & Property Management Ltd as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney & Crotty Auctioneering & Property Management Ltd as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney or Crotty Auctioneering & Property Management Ltd, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney or Crotty Auctioneering & Property Management Ltd. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. Crotty Auctioneering + Property Management Ltd PSRA No 001546.