

For Sale / To Let

# Brookvale Plaza

East Park, Shannon, Co. Clare.



**POWER**  
& ASSOCIATES

# Brookvale Plaza

- Modern office buildings with range of space options from 500 sq. metres to 4,500 sq. metres, with excellent on-site parking.
- High profile location at East Park, Shannon, Co. Clare, home to host of multinational companies including Intel, Zimmer, Mentor Graphics and GE Sensing.
- The property is within 2 hours of Dublin via M7 motorway.
- Highly accessible location with excellent connectivity to the M18, serving Ennis & Limerick, and Shannon International Airport.
- All properties are fully fitted out to modern specification.
- Total accommodation of 8,000 sq. metres with car parking for 307 cars, with potential to extend (SPP).





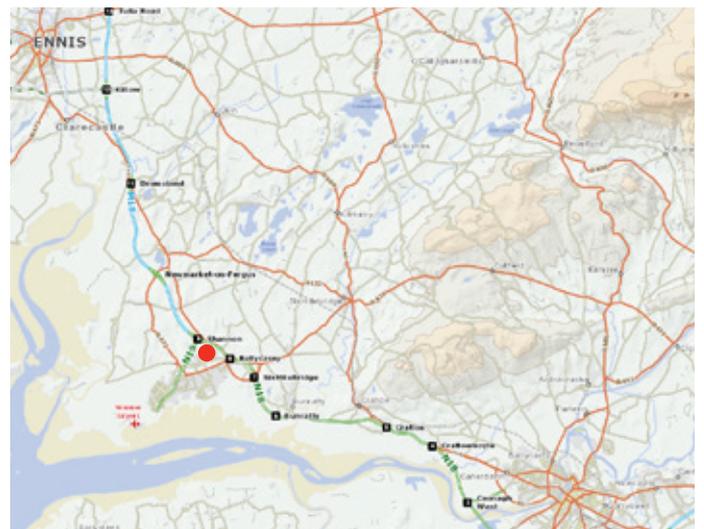
## LOCATION

Brookvale Plaza is located at East Park, Shannon, Co. Clare, Shannon is Ireland's largest cluster of North American investments.

Since its establishment in 1959, more than 110 overseas companies have chosen to open subsidiaries in Shannon. Major companies in Shannon include global market leaders as Intel, Molex, Avocent, Genworth Financial, Digital River, GE Capital and Mentor Graphics.

Shannon is located 24km northwest of Limerick City, the principal city in the Mid-West Region of Ireland, and 23km southwest of Ennis, the principal town of Co. Clare.

Galway the capital city in the west of Ireland is located 85km North of Shannon. Limerick, Ennis and Shannon are urban centres in the region connected by Motorway, and the completion of the Gort to Tuam Motorway due in Feb 2018 will greatly improve connectivity from Galway.



## DESCRIPTION

### Block 1, Brookvale Plaza.

Block 1 comprises a modern purpose built two storey office property of a total of 1,842 square metres net internal area. The accommodation is fitted out to a very high standard of design and specification with private and open plan offices with canteen, restrooms and ancillary facilities, complimentary to a building of this calibre. Floor boxes are provided throughout, walls are plastered and painted, acoustic suspended ceiling with C2 recessed modern light fittings and air conditioning is provided within the building.



### Block 2, Brookvale Plaza.

Block 2 comprises a modern purpose built two storey office property of a total of 1,842 square metres net internal area. The accommodation is fitted out to a very high standard of design and specification with private and open plan offices with canteen, restrooms and ancillary facilities. Raised access floors are provided throughout with floor boxes for power & data, walls are plastered and painted, acoustic suspended ceiling with C2 recessed modern light fittings and air conditioning is provided within the building. The property can be easily sub-divided for a letting of the ground floor or first floor only.

### Block 3, Brookvale Plaza.

Block 3 comprises a modern purpose built two storey office property of a total of 4,326 square metres net internal area. The accommodation is fitted out to a very high standard of design and specification with private and open plan offices with canteen, restrooms and ancillary facilities. Floor Boxes are provided throughout for power & data, walls are plastered and painted, acoustic suspended ceiling with C2 recessed modern light fittings and air conditioning is provided within the building. The property can be sub-divided for a letting of the ground floor or first floor only.



## ACCOMMODATION

Brookvale Plaza provides the following approximate accommodation:

BLOCK	BLOCK 1	BLOCK 2	BLOCK 3
Ground Floor	930 sq. metres	930 sq. metres	2,163 sq. metres
First Floor	930 sq. metres	930 sq. metres	2,163 sq. metres
<b>TOTAL</b>	<b>1,860 sq. metres</b>	<b>1,860 sq. metres</b>	<b>4,326 sq. metres</b>

*(All intending purchasers/lessees are advised that the above accommodation floors areas are approximate, and should verify themselves at their own cost to confirm the accommodation floor areas.)*

## SITE AREA & CAR PARKING

Brookvale Plaza comprises a site area of c. 5 Acres (2.02 Ha.) with On Site Car Parking for 307 Cars.



## LAND USE / ZONING

The entire development is zoned "Light Industrial" under the Shannon Town & Environs Local Area Plan 2012 to 2018.

## RATEABLE VALUATION

BLOCK	BLOCK 1	BLOCK 2	BLOCK 3
R.V.	€429 (GF) / €429 (FF)	€406 (GF) / €406 (FF)	€1,814.77
2016 Rates	€31,312 (GF) / €31,312 (FF)	€29,664 (GF) / €29,664 (FF)	€132,460 (Entire)

## SERVICE CHARGE

A service charge regime is currently in place to manage the external common areas and car park in the Development. Details of approximate service charge are available upon application.

## TITLE

The property is currently held with long leasehold title.

## BER **BER C2**

BER No: 800245953  
EPI: 409.58 kWh/m<sup>2</sup>/yr

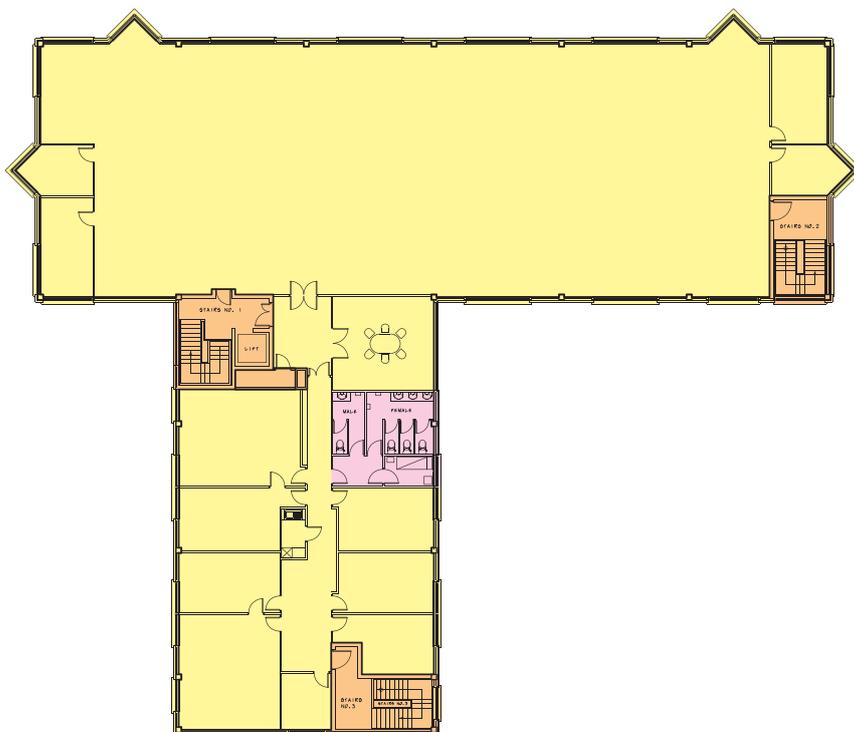
## GUIDE PRICE / RENT

Details available on application.

# Floor Plans

**BLOCK 1**

**GROUND FLOOR**



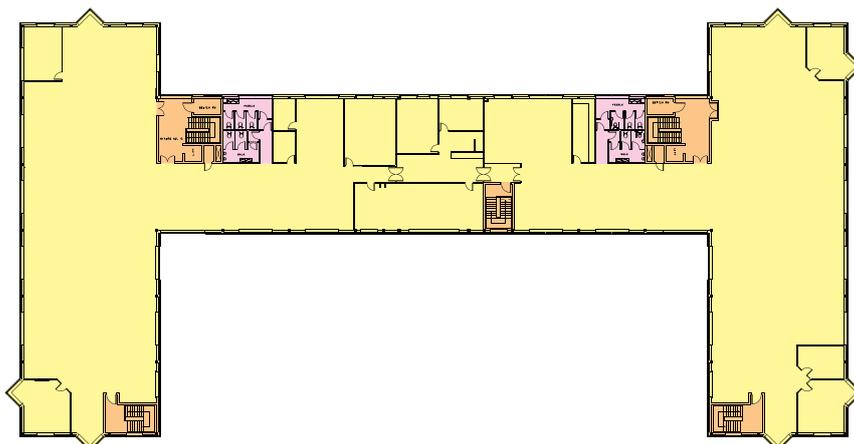
**BLOCK 2**

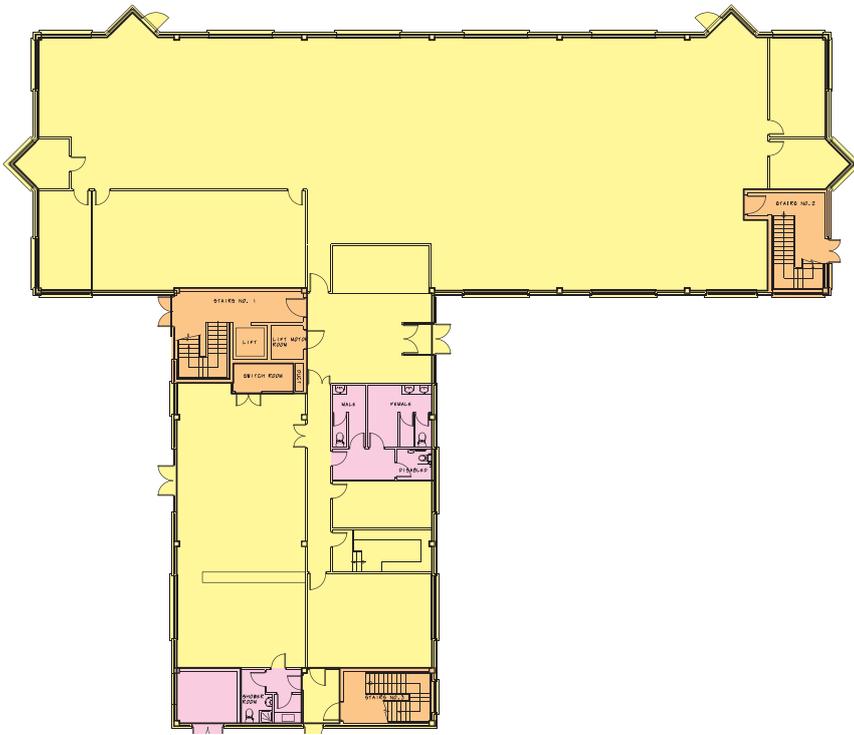
**GROUND FLOOR**



**BLOCK 3**

**GROUND FLOOR**

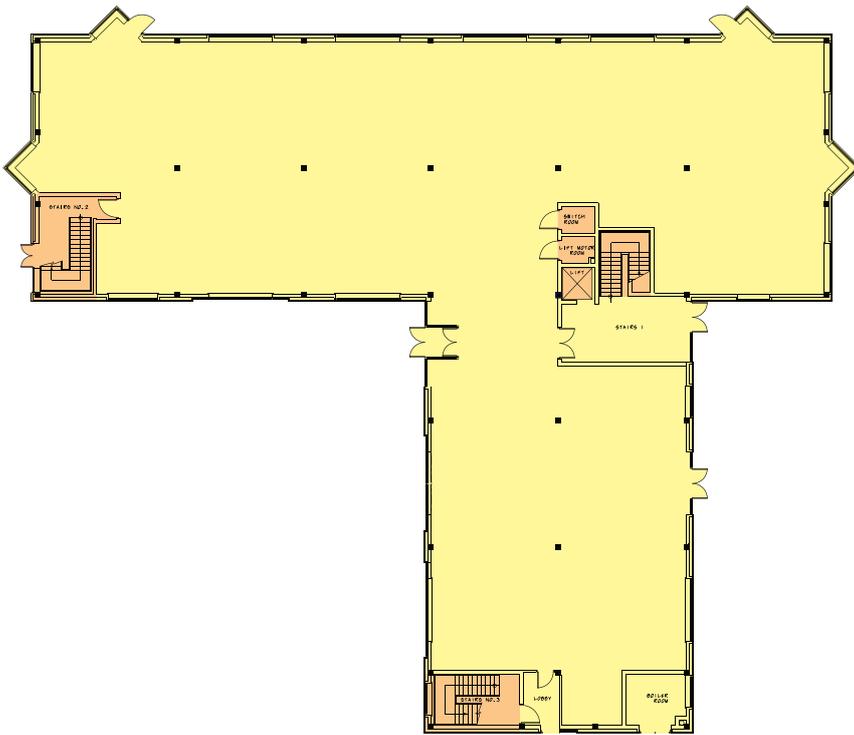




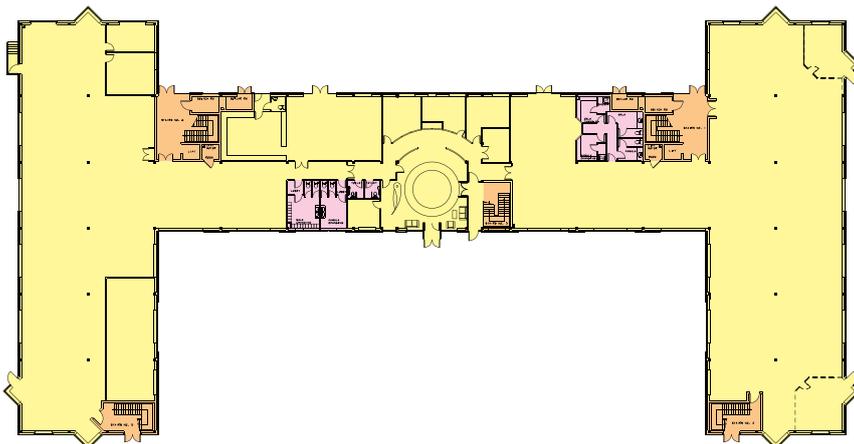
**LEGEND:**

- Emergency & General Access
- Office Space
- Toilet Accommodation

**FIRST FLOOR**



**FIRST FLOOR**



**FIRST FLOOR**



## Sole Agents:



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### **DISCLAIMER POLICY:**

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- Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.