

FOR SALE/TO LET

LANDMARK
INDUSTRIAL/REDEVELOPMENT
OPPORTUNITY



For illustrative purposes only. Not to scale.

**Large Scale Industrial/
Manufacturing facility
on high profile,
expansive 30 acre site.**



One Great Location

CARLOW TOWN



LOCATION

GATEWAY TO SOUTH-EAST IRELAND AND THE GREATER DUBLIN AREA



1 hour

DRIVE TO DUBLIN CITY CENTRE



57,000

POPULATION
(TOWN AND COUNTRY)



500,000

WORKFORCE
WITHIN 50 KM



13th

LARGEST URBAN
AREA IN IRELAND



76

MULTINATIONAL
COMPANIES IN
SOUTH EASTERN REGION



15,000

THIRD-LEVEL STUDENTS IN
CARLOW AND WATERFORD



INDUSTRY

HOME TO LEADERS IN TECHNOLOGY AND INNOVATION, ENGINEERING, PHARMACEUTICAL, INTERNATIONALLY TRADED SERVICES, AND RETAIL ENTERPRISES.



One Great Opportunity

- Facility of 221,594 sq.ft./20,587 sq.m.
- Site of 29.2 acres/11.9 hectares
- Exceptional on-site infrastructure and facilities
- Development potential - expansion/new development

- 1 Production/Warehouse
- 2 Offices
- 3 Canteen
- 4 Expansion Capability

This high profile site of almost 30 acres offers excellent value for owner occupiers, developers, and investors alike.

The site is zoned 'General Enterprise & Employment' under the Joint Spatial Plan for the Greater Carlow Urban Area. This zoning provides for enterprise and employment uses, that do not generate emissions including campus-style offices, storage and warehousing uses, wholesaling and distribution, commercial services with high space and parking requirements





Location

Carlow is the gateway to the south-east of Ireland and the Greater Dublin Area. Carlow town is a thriving county town with a population of approximately 23,000 people (57,000 town and country). The towns of Kilkenny, Portlaoise, Naas and Waterford are all within easy driving distance, providing access to a total workforce of more than 500,000 within 30-40 minutes of this facility.

Dublin city centre and Dublin Airport are approximately one hour away via the M9 motorway, as is the ferry terminal at Rosslare via the N11/M9.

The area is also home to two highly regarded third-level educational institutions, Carlow Institute of Technology and Waterford Institute of Technology. With approximately 15,000 students and courses to degree-level in the fields of engineering, business, science and computing, these colleges help provide ready-access to a well educated workforce.

Carlow is perfectly positioned for investment growth and development. With excellent transport infrastructure, a well-populated catchment area, a highly educated workforce, and a progressive local authority.



There are many thriving indigenous firms as well as 76 multinational companies in the greater south eastern region including...



LANDMARK INDUSTRIAL/REDEVELOPMENT OPPORTUNITY



Carlow town is right beside the M9 motorway that links it directly to Dublin and Waterford.



TRAIN

CONNECTS CARLOW TO DUBLIN AND WATERFORD



1 HOUR

DRIVE TO ROSSLARE FERRY TERMINAL



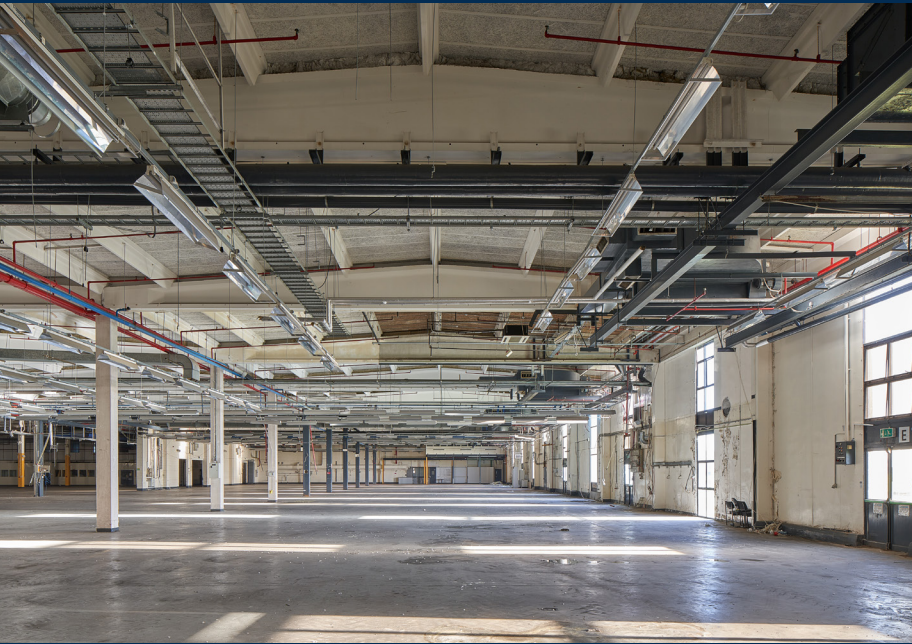
1 HOUR

DRIVE TO M50 AND DUBLIN AIRPORT

Drivetimes from Carlow town

KILKENNY	38 km	
WATERFORD	79 km	
DUBLIN	90 km	
LIMERICK	148 km	
CORK	193 km	
GALWAY	196 km	





Description

Existing accommodation schedule

Description	sq.ft.	sq.m.
Production/Warehouse	191,554	17,796
Offices	8,020	745
High-Bay	11,690	1,086
Canteen	10,330	960
Total	221,594	20,587

Unit 1 Production/Warehouse

Built to a high specification, the external walls are of pre-cast concrete panels with concrete block to full height while the floors are of reinforced concrete with a power floated finish.

The clear internal heights in the general production/warehouse areas are from 7m to 7.4m. There is also a separate warehouse area to the rear of the facility with an eaves height of approximately 21 m.

Loading to the facility is via six dock and four grade-level doors.

Unit 2 Offices

The two-storey office block includes a mixture of open plan and cellular offices with removable partition walls and suspended ceilings.

Unit 3 Office/Commercial

The single storey office/commercial unit is suitable for a range of uses.

Expansion Capability

Given the overall size of this site, there is considerable scope to either expand the current facilities or redevelop the site.

Car Parking

The property has 380 dedicated car park spaces already provided.

Services

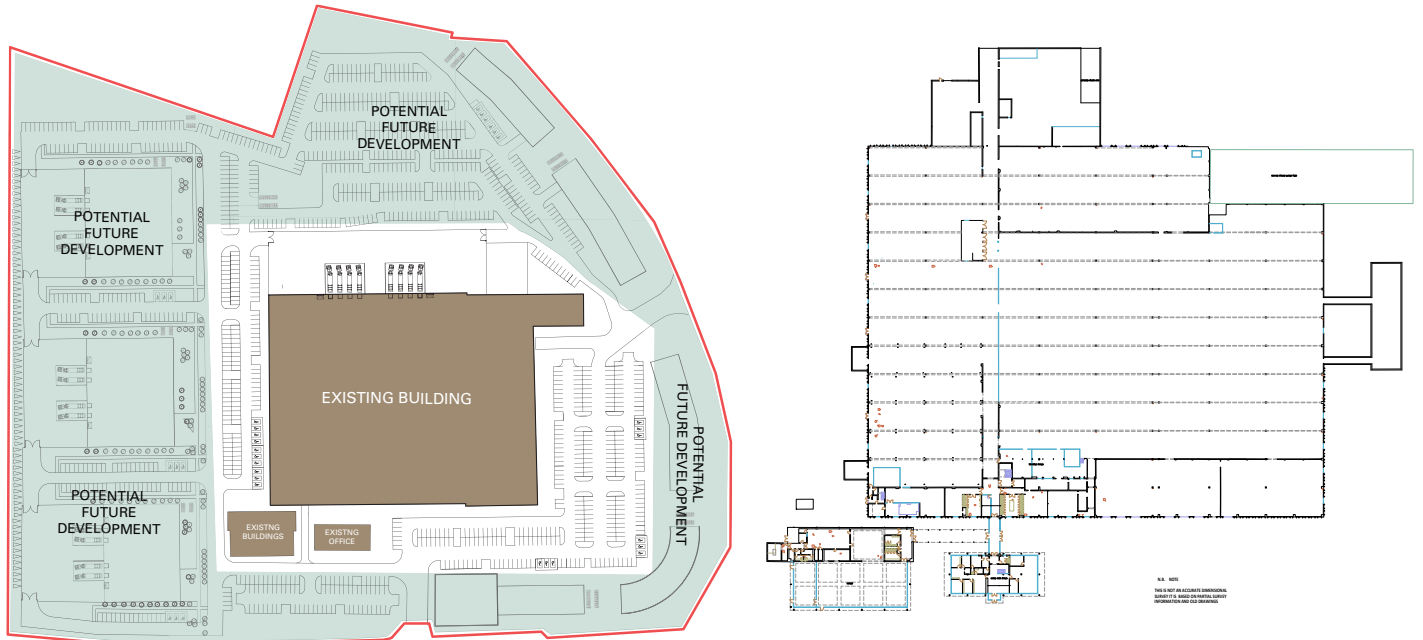
Water	The mains water capacity is 2,000 litres per minute.
Effluent Discharge	The maximum effluent discharge is 5,040 litres per minute.
Power	This facility has three-phase power with a Max Import Capacity (MIC) of 2,400 KVA.
Gas	Mains gas supply is already connected to the property.
Telecoms	Telephone and broadband services are connected.



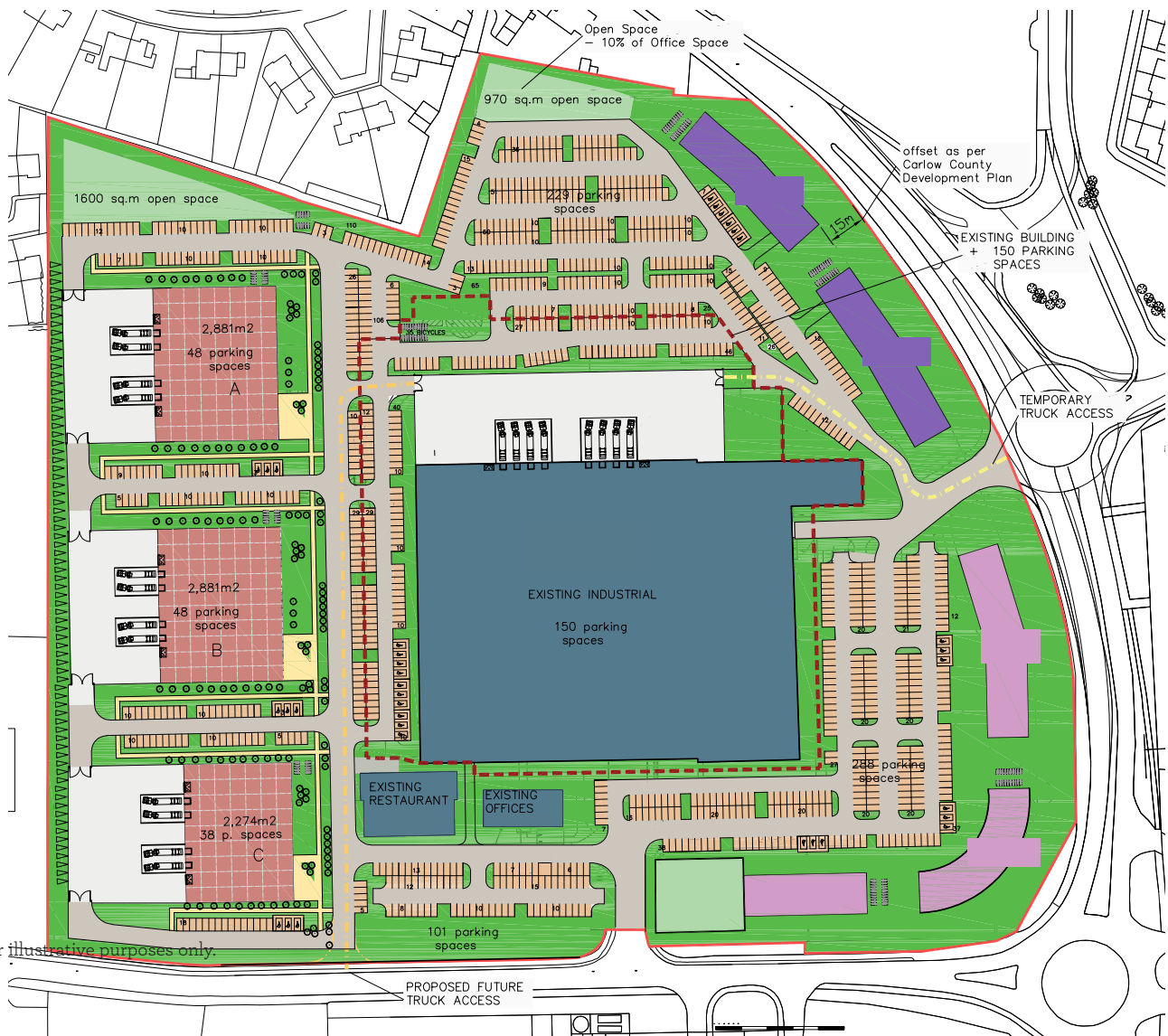
Existing Buildings and Future Capability



Existing Building Floor Plan



For illustrative purposes only.



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Lands

The entire site includes some 29.2 acres or 11.9 hectares.

Price

On application.

Tenure

The land and the property is held under Freehold ownership.

Joint Agents



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A Clyde Real Estate property

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