



TO LET

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Clonminam Industrial Estate, Portlaoise, Co. Laois

RENT NEGOTIABLE ON APPROX 22,000 SQ FT HIGH SPECIFICATION INDUSTRIAL BUILDING
INCLUDING 2,500 SQ FT OF QUALITY OFFICE SPACE



Property Features

- ◆ Approximately 22,000 ft² High Specification Industrial Building
- ◆ 2,500 ft² High Quality Office Space
- ◆ Central Location
- ◆ Internal Eaves Height Approximately 8.5 mtrs.
- ◆ Extremely Secure Site & Building
- ◆ Dock Leveller loading bay and two at grade sectional roller doors



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4 Abbeyleix Road, Portlaoise, Co. Laois, Ireland Tel: +353 57 8678080 Fax: +353 57 8678081

Property Details

Location

The property is located in Portlaoise known as the "Crossroads Of Ireland" and designated in the Irish Governments "National Spatial Strategy 2002" as a National Inland Port and key Transport Hub. The M7-M8 motorway intersects with the important N80 Rosslare to West Of Ireland road in Portlaoise. Portlaoise is the largest town in Co. Laois with a population including environs of approximately 20,145 (2011 Census). The property is situated 3 km. from Junction 17 known as the Togher Interchange on the M7 motorway. The distances to the following strategic locations are as follows

- ♦ Red Cow Interchange on M50 into Dublin 80 kms
- ♦ Jack Lynch Tunnel, Cork 164 kms
- ♦ Newport Junction on N7 into Limerick 104 kms
- ♦ Glennascaul Junction on M6 into Galway 153 kms
- ♦ Grannagh Junction off N9 into Waterford 96 kms



Building Description

The property consists of a Prime Modern Industrial Building of approximately 2,044 sq. mtrs (22,000sq. ft) on a site of 0.456 ha (1.127 ac).

The building is a semi-detached unit of steel portal frame construction with double skin metal deck roof incorporating translucent roof lights.

The party walls with the adjoining buildings are predominantly constructed with mass concrete with a small area beside the roof topped with blocks. The two sides adjoining the yard are finished with fairfaced block 3 mtrs above yard level and architectural metal cladding above. The building also has 2 insulated sectional roller doors of dimension 4.5 mtrs wide X 4.8 height. The building also has a dock leveller loading bay giving great flexibility in loading options.

The property includes 233 sq. mtr (2,500 sq. ft) of high specification office space on the ground floor. The office area wall construction is of 225 mtr solid block which is plastered and painted on the inside. The office area has reinforced precast concrete panels on top forming a mezzanine area which is railed in and because of its specification capable of accommodating a diverse range of storage possibilities.

Accommodation

Gross External Area Approximate

Location	Mtr ²
Warehouse	1,578
Office	233
Mezzanine	233
Total	2,044

All intending tenants are specifically advised to verify the areas of the property



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Building Description Contd.



The warehouse building has an internal eaves height of approximately 8.5 mtrs. and a Clear Internal Height of approximately 7.6 metres.

The building has reinforced concrete floors of very high weight bearing capacity and concrete strength test results are available.

Office Area & Yard

The office area has carpet flooring and tiles on the reception area. They have suspended ceilings with recessed lighting. There is CAT 5 cabling throughout with a generous allocation of power points. The property has the benefit of a high capacity broadband connection. There are two pedestrian door entrances into the offices and these along with the windows on the front facade enjoy the benefit of roll down security shutters. There is good access from the offices to the warehouse. There are toilets attached to the offices but there is also a separate toilet directly accessed from the warehouse. The office accommodation is as follows.

Office 1:-	21.6 mtr ²
Office 2:-	34.4 mtr ²
Office 3:-	34.1 mtr ²
Office 4:-	25.4 mtr ²
Office 5:-	25.1 mtr ²
Kitchen:-	9.9 mtr ²
Toilets:-	9.9 mtr ²
Reception:-	30.5 mtr ²
<u>Corridors etc.:-</u>	<u>41.1 mtr²</u>
TOTAL:-	232 mtr²
Mezzanine:-	232 mtr ²



The property is a high security unit with keyfob operated electric gates at the entrance followed by a full specification access roadway which adds great privacy and security to the property. The yard which is entirely of reinforced concrete construction is surrounded by a pallisade security fence. It has 55 car parking spaces and is cambered to gullies to provide full drainage.

Other Property Features

The building is fully alarmed.

The building has a 45 kVA 3 phase electricity supply.

There are no service charges attaching to the property.

The local authority rates bill for 2011 was approximately €18,030. The Commercial R.V. of the building is €279 and Laois County Council Annual Rate on Valuation €64.63.

All planning conditions, building regulations and fire certs are believed to be fully complied with.

Rent & Terms

On Application

Viewing

Strictly by appointment only.

Contacts

For further information please contact

Kevin Miller

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E-Mail: kevinmiller@gaynorcorr.ie



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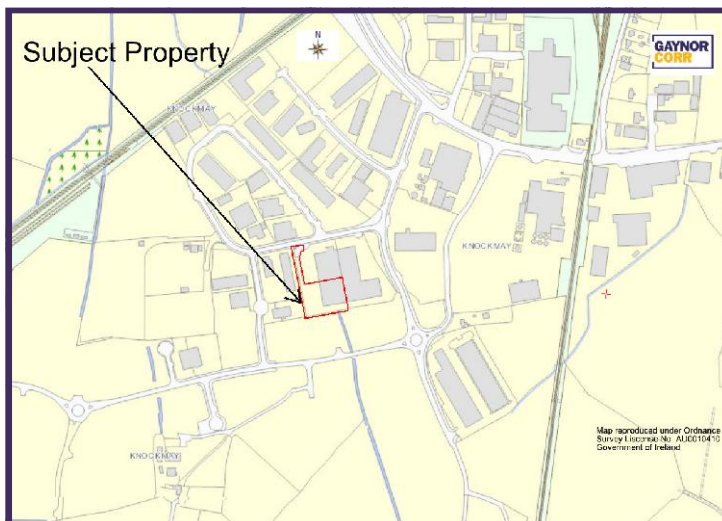
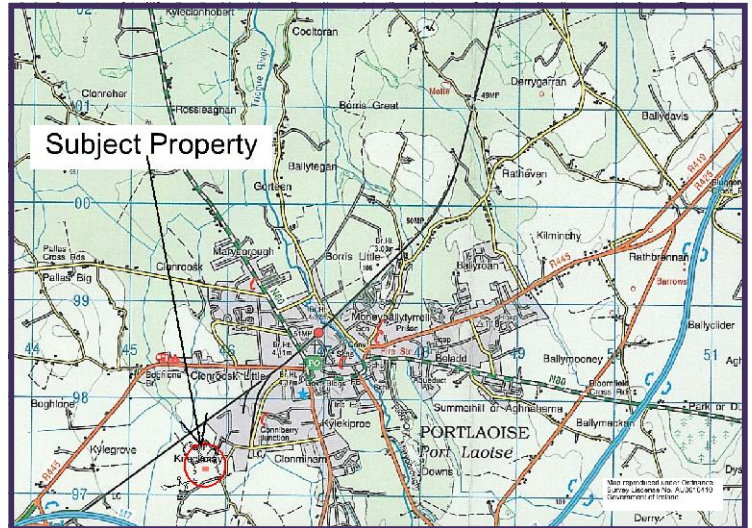
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Portlaoise

Other businesses located in the Clonminam area include An Post (National Sorting Office), Ken Black Toystore (Distribution Centre), Glanbia Plc., Iaranrod Eireann (National Train Maintenance Centre), Four Aces Wholesale Ltd., Cynar Plc., Telfords Hardware, TRIO Engineered Products and Laois Hire among others.

Portlaoise has three main modern hotels The Heritage Hotel, The Killeshin Hotel and The Maldron Hotel that have conference rooms and are set up to accommodate businesses.

There are three newly built well equipped secondary schools in the town and a wide choice of primary schools.



Sport is well catered for in the town with two golf courses one at Meelick and one at the Heath. The Heritage Championship Golf Course at Killenard is also close by. There are successful and well managed GAA Rugby and Soccer Clubs in Portlaoise. O'Moore Park the Laois GAA County Grounds and one of the most important grounds in Leinster is located close to Clonminam. Arts and entertainment are also well catered for. Dunamais Theatre always has a quality packed programme. Storm Cinemas have a five screen cinema in Portlaoise.

All of the main retailers have a presence in the town including Tesco, Dunnes Stores, Superquinn, Lidl, Aldi, TK Maxx, Ken Black, Pennys, Heatons, Homebase, Halfords, Argos, Elverys etc.

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquiries must satisfy themselves regarding the description and measurements

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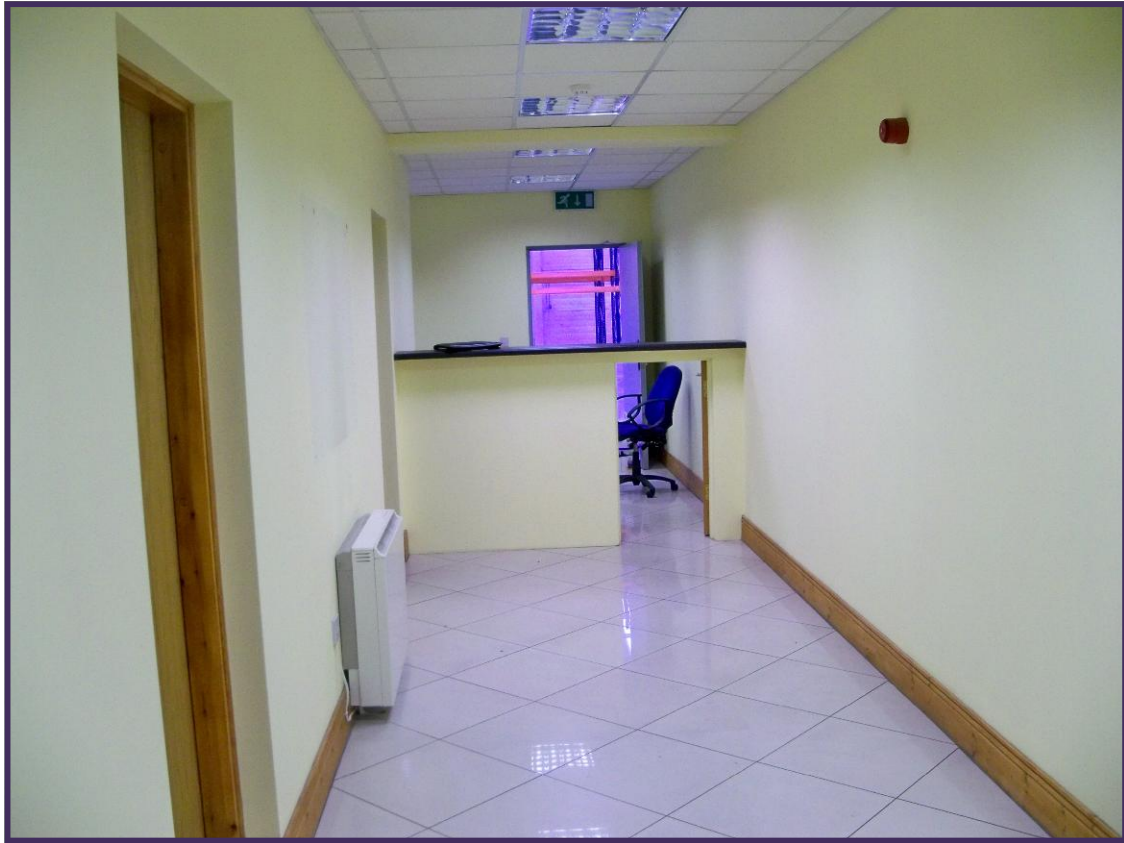
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Reception



Office with Mezzanine above



Office



Mezzanine Level



Yard



Dock Leveller

Building Energy Rating (BER)

BER for the building detailed below is:

C3

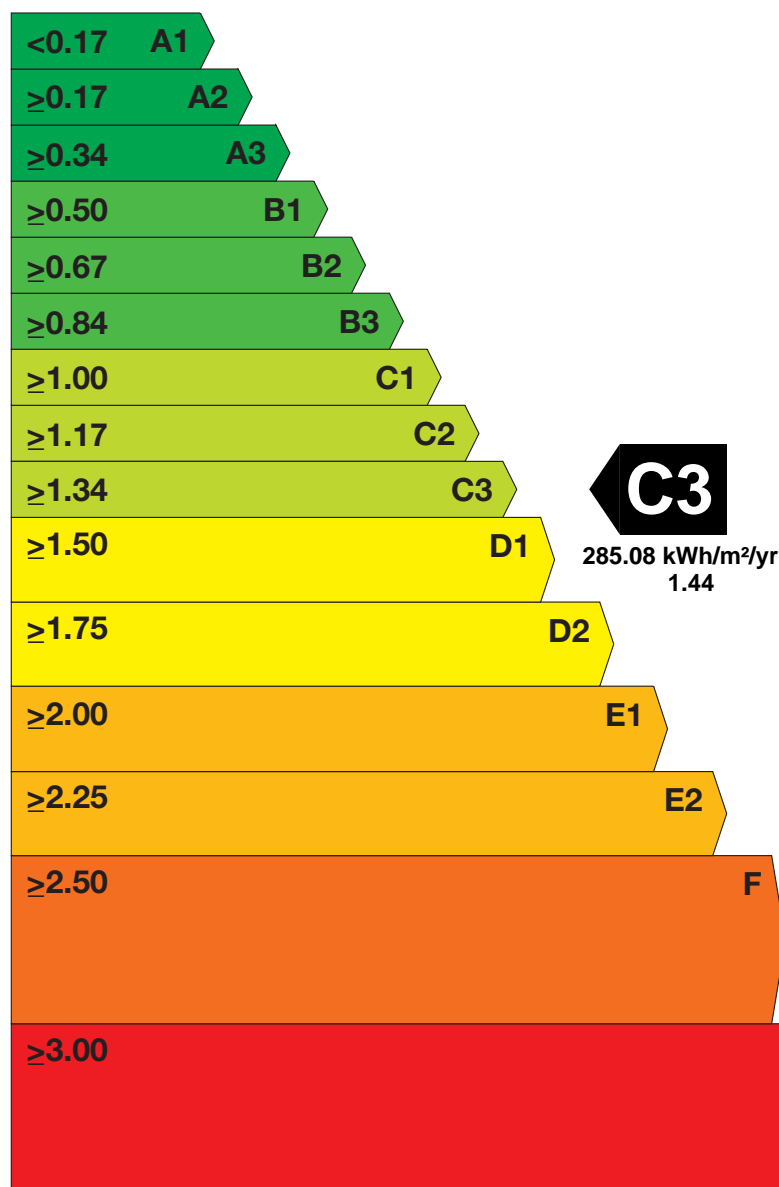
Unit 2 Site 2
Clonminam Industrial Estate
Portlaoise
Co. Laois

The Building Energy Rating (BER) is an indicator of the energy performance of this building. It covers energy use for space heating and cooling, water heating, ventilation and lighting, calculated on the basis of standard operating patterns. It is accompanied by a CO₂ emissions indicator. These indicators are expressed as respective ratios of primary energy use and CO₂ emissions, relative to what would apply for a similar building generally satisfying the Building Regulations 2005. 'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

BER Number: 800216145
Building Type: Warehouse and storage
Useful Floor Area (m²): 1891
Main Heating Fuel: Grid Supplied Electricity
Building Environment: Heating and Natural Ventilation

Date of Issue: 09 Oct 2013
Valid Until: 08 Oct 2023
BER Assessor No.: 104157
Assessor Company No.: 101878
Assessor Scheme: SEI Interim AS

Building Energy Rating (Indicator) MOST EFFICIENT



Carbon Dioxide (CO₂) Emissions Indicator

BEST
0

1.0

2.0

WORST
>3.0

Calculated
annual CO₂
emissions

67.89 kgCO₂/m²/yr
1.47

The less CO₂ produced, the less the building contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted above. A future BER assigned to this building may be different as a result of changes to the building, its use or the assessment software.