

# For Sale

**Industrial Unit**  
**IDA Ireland Finisklin Industrial Estate, Sligo**



## **Finisklin Industrial Estate, Sligo**

### **464.5 sq m / 5000 sq ft**

- Property for sale comprises a single storey industrial unit extending to 464.5 sq m / 5000 sq ft
- Secure yard area extending to 0.26 acres
- 5 metre eaves
- Neighboring occupiers include Ladal Group, Total Produce and Abbott.

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**DTZ Sherry FitzGerald**  
2 Dockgate,  
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Galway



# Finisklin Industrial Estate, Sligo

## 464.5 sq m / 5000 sq ft

### LOCATION

The subject property is situated in the IDA Ireland Finisklin Business & Technology Park, an established IDA industrial estate located 1.1km northwest of Sligo City Centre. Sligo City itself is the commercial capital of the north-western region of Ireland and boasts international occupiers such as Abbot, AVA and Icon.

Sligo City is situated on the Garavogue River and is serviced by a number of national primary routes including the N17 to Galway (138 km) and the N4 to Dublin (216 km). Further access is provided via Sligo Airport, Knock Airport and Irish Rail.

More specifically the subject property is located approximately 0.7km from the main entrance to the Park. The property is adjoining high profile and well known occupiers such as Lindal Group, Litec Moulding Limited, Amcor, Elanco, Total Produce and Abbott.

### DESCRIPTION

The subject property comprises a single storey industrial unit forming part of a block of four units, and has a floor area of approximately 464.5 sq m \ 5,000 sq ft. The property was built approximately 20 years ago of steel frame and concrete block construction,

double insulated clad roof and façade under a pitched clad roof. The property stands on its own private and secure site of 0.37 acres, of which a 0.26 acres comprises a concrete yard suitable used for car parking, deliveries or further development (subject to planning permission).

Internally, the property comprises 3 no. ground floor offices, kitchenette, ladies and gents toilets and a mezzanine floor with a board room \ office. The remaining floor area is used for general industrial use and has the benefit of an automatic roller shutter door measuring 4.3m high x 4.7m wide.

### BER DETAILS

BER D2

Ber No. 800368912

EPI: 272.81 kWh/m<sup>2</sup>/yr 1.84

### CONTACT

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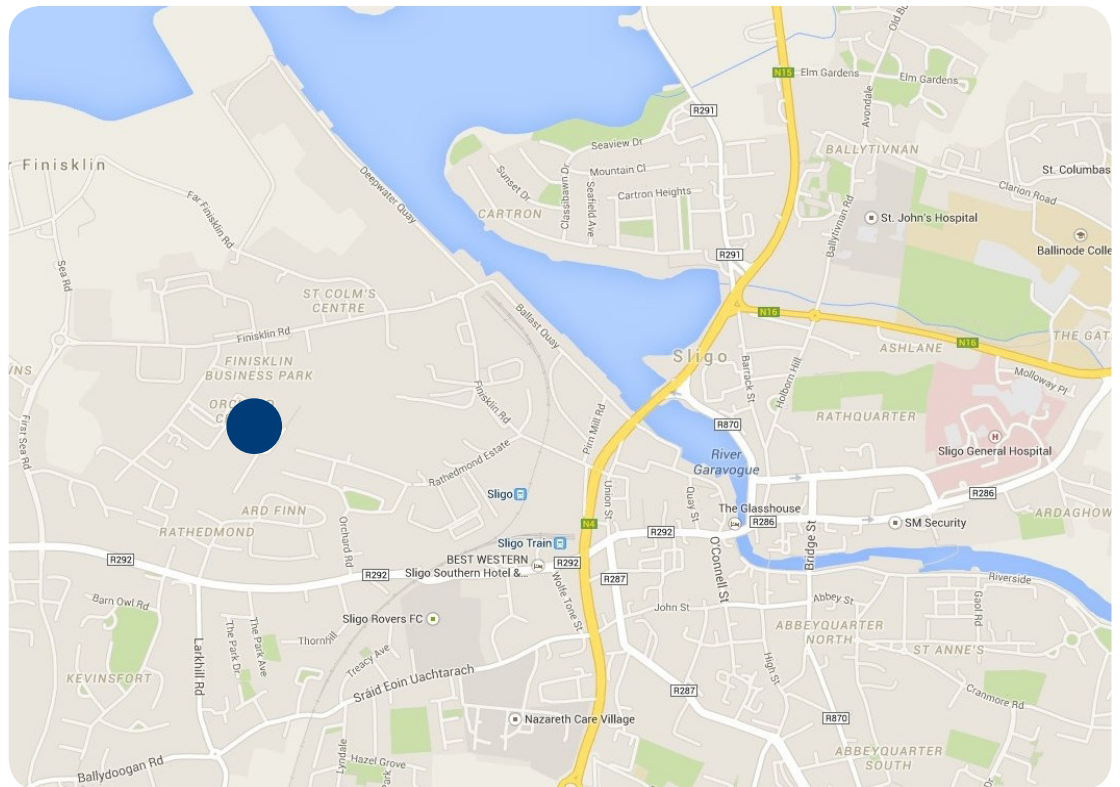
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**Conditions to be noted** 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. DTZ Sherry FitzGerald Registration Number: 002222.

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