

FOR SALE – BY PRIVATE TREATY

Former NEC Manufacturing Facility, Ballivor,
Co. Meath



Owner Occupier / Investment Opportunity
Manufacturing Facility of approx. 12,767 sq m
(137,422 sq ft)

Property Highlights

- Manufacturing facility and adjoining buildings extending to approx. 12,767 sq m (137,422 sq ft).
- Situated on a large site of approximately 7.95 ha (19.66 acres) offering superb expansion potential (SPP).
- The area is serviced by excellent transport links with the property in close proximity of the M4, M6, N51, N52 and Mullingar and Enfield railway stations.
- There are 302 car spaces on site.

Contact

Brendan Smyth

Email: Brendan.Smyth@cushwake.com

Tel: +353 86 040 2228

James Smith

Email: James.M.Smith@cushwake.com

Tel: +353 1 639 9258

Robert Cruess Callaghan

Email:

Robert.CruessCallaghan@cushwake.com

Tel: +353 1 639 9350

Cushman & Wakefield

164 Shelbourne Road

Ballsbridge

Dublin 4

Ireland

Tel: +353 (0)1 639 9300

cushmanwakefield.ie

Location

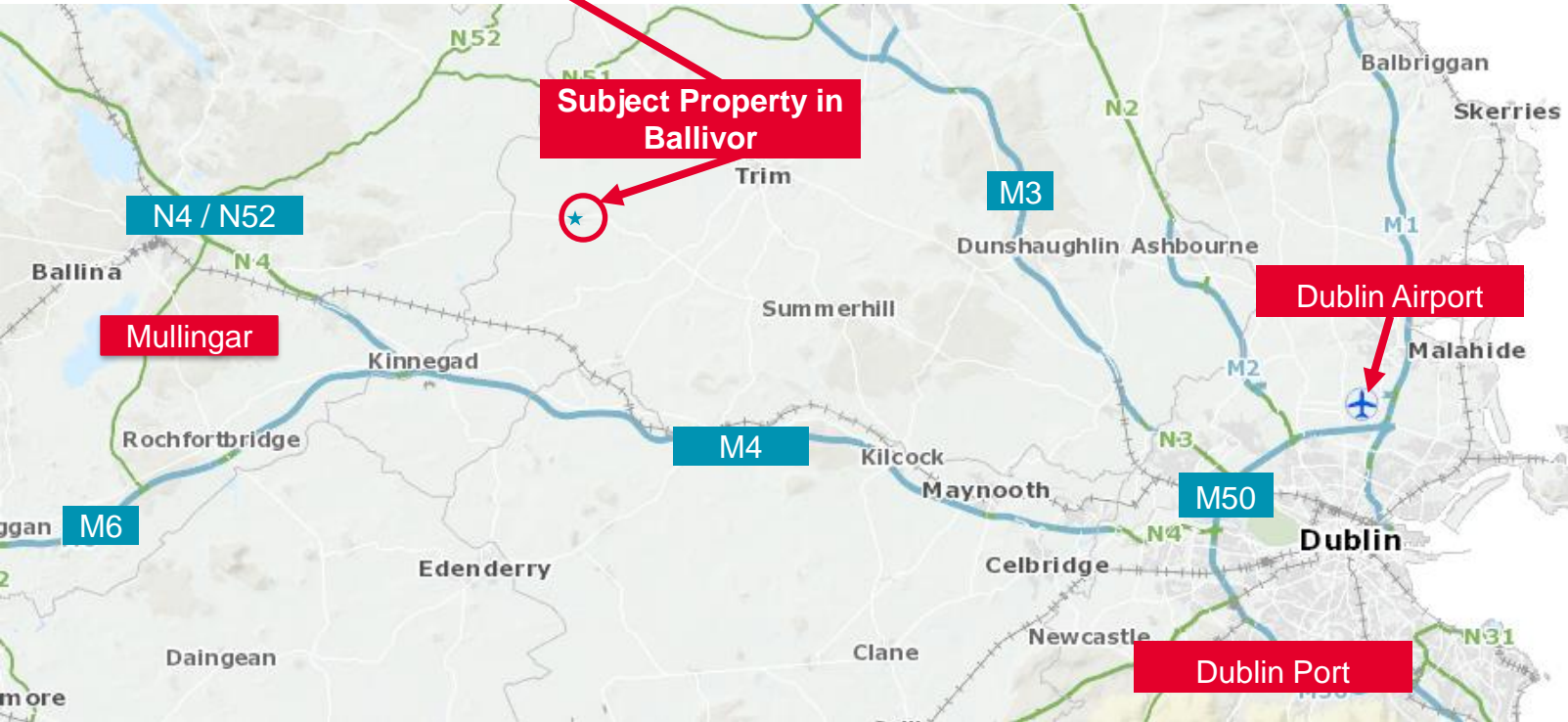
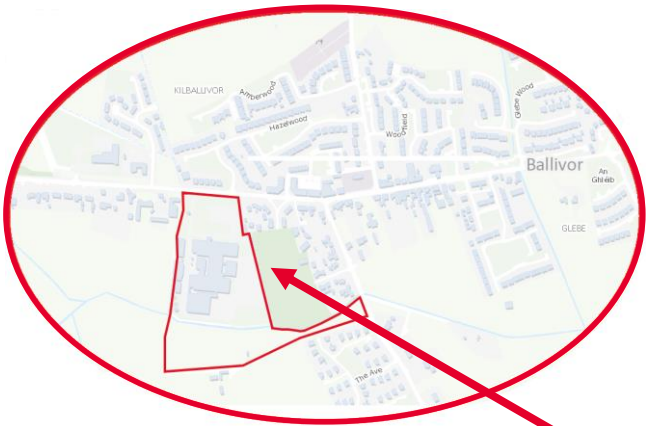
The subject property is located in the town of Ballivor in Co. Meath, just off the R156. Ballivor is a picturesque Irish town in the heart of county Meath. The subject property was formerly the principle employer in the town. It is approximately 16.5km from the M4 / M6 Interchange and 49km from the M50.

As of census 2016 the employed population of Meath was 83,259 with 9,568 of these employed in the manufacturing industry and 7,366 being process, plant and machine operatives. The area is serviced by the road network with the property in close proximity of the M4, M6, N51 and N52.

The 115C Bus Eireann route passes through Ballivor providing public transport links to both Mullingar and Enfield railway stations.

Destination	Distance (kms)
M50	49
M4 / M6 Interchange	16
Mullingar Train Station	28.5
Dublin Airport	60
Enfield Train Station	22.5

Town	Population (2016)	Distance (kms)
Ballivor	1,809	0
Trim	9,194	14
Mullingar	20,928	27
Navan	36,969	30
Enfield	3,239	21



Description

The subject property consists of a former manufacturing facility on a site of c. 5.07 ha (12.52 acres). The property was previously designed for NEC Electronics, one of the worlds leading microchip manufacturers. The building has been vacant since 2006 but accommodated 600 employees at its peak capacity.

The main factory extends to approx. 11,284 sqm (121,460 sq. ft.), with four buildings running alongside the facility. There is CCTV security throughout the site and a security hut with a rising barrier on entry.

The subject property is split into four blocks, A – D. Block A is in need of extensive refurbishment due to its age and current condition. Blocks B, C and D are modernised but may require stripping out to reach a prospective purchasers intended fit-out. The ceiling heights range from 3.1m to 5.67m with a flat trocal roof overhead.

The four buildings that run along the right hand side of the site provide additional capacity:

Building 1 is a warehouse incorporating a cold room which is currently in use as storage. There is a clear internal height of 4.5m extending to 5m at the apex.

Building 2 is another warehouse which is host to an analysis lab extending to approx. 6,386 sq ft.

Building 3 is a shed extending to approx. 3,577 sq ft previously used as a chemical storage compound.

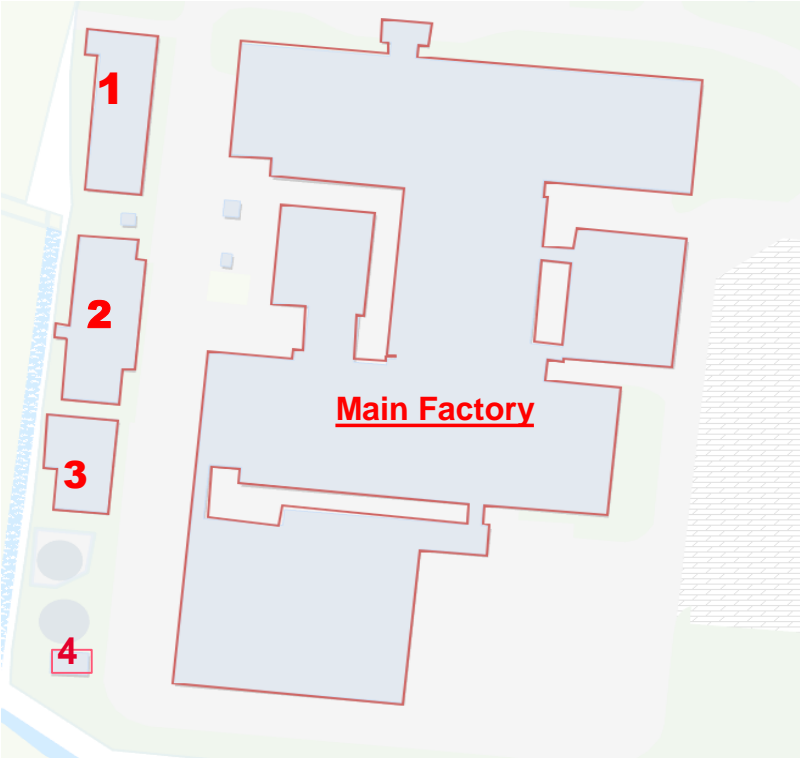
Building 4 is a small outbuilding that was used for iron manganese water treatment.

The site is enclosed by palisade fencing with access control throughout the site. There is an on-site car park with 302 spaces.

A site of industrially zoned land extending to approx. 2.89 ha (7.14 acres) is located to the rear of the main facility. Industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses are permitted on this site.

Schedule of Accommodation

Accommodation	Size (Sq.M)	Size (Sq.Ft)
Main Factory	11,284	121,460
Unit 1	509	5,476
Unit 2	593	6,386
Unit 3	332	3,577
Unit 4	49	523
Total	12,767	137,422





Price & Outgoings

2020 Commercial Rates - The rateable valuation for the property is €161,600. The Meath County Council 2020 rates multiplier is 0.1938. Rates payable are €31,318.

Guide Price - €2,000,000 (exclusive of purchaser costs)

Zoning

Zoned E2 with Meath County Council - To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses.

BER Details

BER Rating - E2

BER Number - 800355620

Energy Performance Indicator – 386.42 kWh/m²/yr
2.35

Viewings

View by appointment with the sole agents
Cushman & Wakefield.

A full copy of our general brochure conditions can be viewed on our website at <https://property.cushmanwakefield.ie/disclaimer> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222



**CUSHMAN &
WAKEFIELD**