

SWORDS

Modern Pharmaceutical Facility For Sale

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FOR SALE

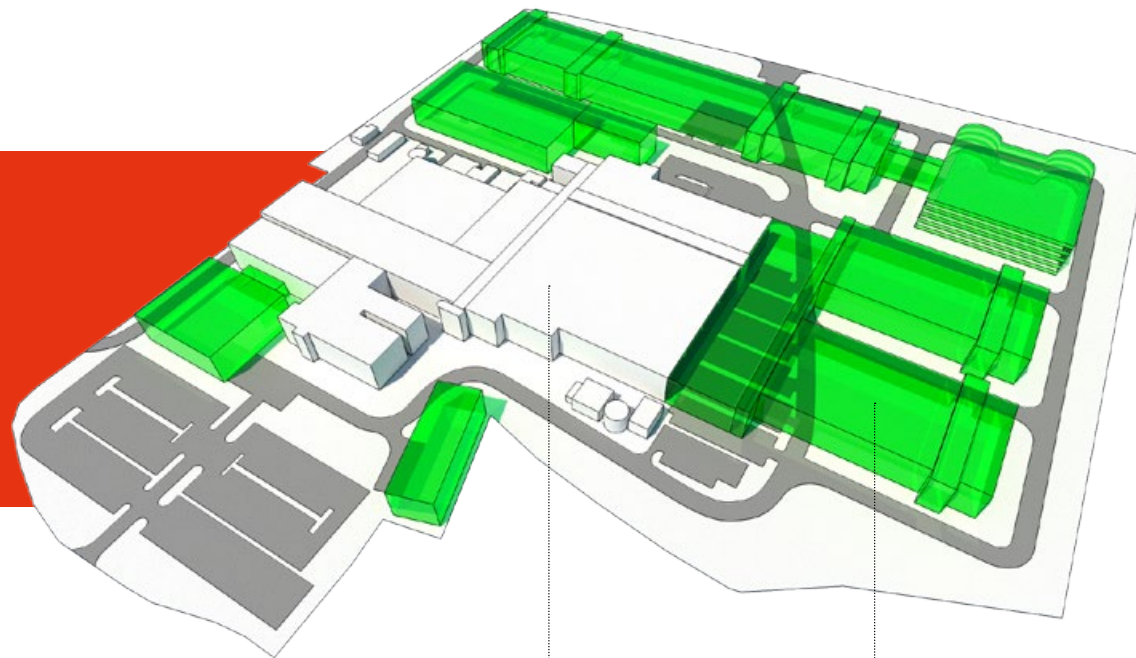
by Private Treaty

Approximately 400,000 sq ft situated
on a campus style 33 acre landscaped site

World Class Pharmaceutical Complex

Opportunity for pharmaceutical and industrial users

Vacant Possession Available Q4 2017



Existing Facility

Future Expansion Capability

The surrounding area consists of a mixture of residential and commercial developments. The property adjoins two residential developments; Melesian Court to the north and Holywell to the south and Feltrim Industrial Estate to the east. Airside Retail Park and Business Park is located approximately 6 km west of the property.



DUBLIN AND IRELAND

In Dublin a young and well-educated population supports the growth of both established key sectors and new, emerging ones.

There are particular strengths in:



WHY INVEST IN IRELAND

Forbes magazine has ranked Ireland as one of the best countries for business. This is not just for large multinationals, but also the potential multinationals of the future. IDA nurtures these high-growth companies, helping them forge their future success in Ireland.

Impressive track record.

- Ireland's performance as a hub for Foreign Direct Investment is unrivalled
- best country in Western Europe to invest in
- 1st for flexibility and adaptability of people
- 1st in the world in forward investment by quality and value
- 1st in the world for investment incentives
- in the top 10 most innovative countries in the world

Ireland is home to many of the world's leading high-performance companies including INTEL, TWITTER, PFIZER, CITI, HUAWEI, TAKEDA, FUJITSU, NOVARTIS and TREND MICRO. The country is also positioning itself to become a world leader in the Internet of Things, Big Data, ICT Skills, Energy Efficiency, Health Innovation and Cloud Computing.

- 9/10 top global software companies
- 13/15 top medical tech companies
- 15/25 top financial services companies
- 9/15 top internet properties
- 9/10 top pharma companies
- 7/10 top industrial automation companies

CORPORATION TAX RATE IS 12.5%

SITE OVERVIEW

The facility is situated on a site of approximately 33 acres (13.35 hectares) and accommodates a modern pharmaceutical production and distribution plant. The existing facility extends to approximately 400,000 sq ft (37,161.25 sq m) and is laid out to facilitate a mixture of offices, warehousing, production and laboratory space, graded areas and plant areas.

A portion of the site extending to approximately 15 acres is designated for substantial expansion of the existing facility (subject to planning permission).

The site has developed in phases from 1989, with the most recent addition being the Material Handling Facility (MHF) / Warehouse which was constructed in 2002.



ACCOMMODATION SCHEDULE

| MSD Swords | Ground Floor | | First Floor | | Second Floor | | Total | |
|------------------------|------------------|----------------|------------------|----------------|-----------------|---------------|------------------|----------------|
| Description | Sq M | Sq Ft | Sq M | Sq Ft | Sq M | Sq Ft | Sq M | Sq Ft |
| Admin/Circulation | 2,892.00 | 31,129 | 1,764.00 | 18,988 | 3,505.00 | 37,727 | 8,161.00 | 87,844 |
| Warehousing [GEA] | 9,390.00 | 101,073 | 0.00 | 0.00 | 0.00 | 0.00 | 9,390.00 | 101,073 |
| Utilities/Technical | 2,142.00 | 23,056 | 3,320.00 | 35,736 | 944.89 | 10,171 | 6,406.89 | 68,963 |
| Tablet manufacturing | 1,155.00 | 12,432 | 758.40 | 8,163 | 0.00 | 0.00 | 1,913.40 | 20,596 |
| Packaging | 3,227.00 | 34,735 | 0.00 | 0.00 | 0.00 | 0.00 | 3,227.00 | 34,735 |
| Steriles Manufacturing | 1,744.00 | 18,772 | 0.00 | 0.00 | 0.00 | 0.00 | 1,744.00 | 18,772 |
| Services Areas | 0.00 | 0.00 | 4,499.00 | 48,427 | 0.00 | 0.00 | 4,499.00 | 48,427 |
| Laboratories | 1,468.00 | 15,801 | 0.00 | 0.00 | 0.00 | 0.00 | 1,468.00 | 15,801 |
| | 22,018.00 | 237,000 | 10,341.40 | 111,314 | 4,449.89 | 47,898 | 36,809.29 | 396,212 |

Note:

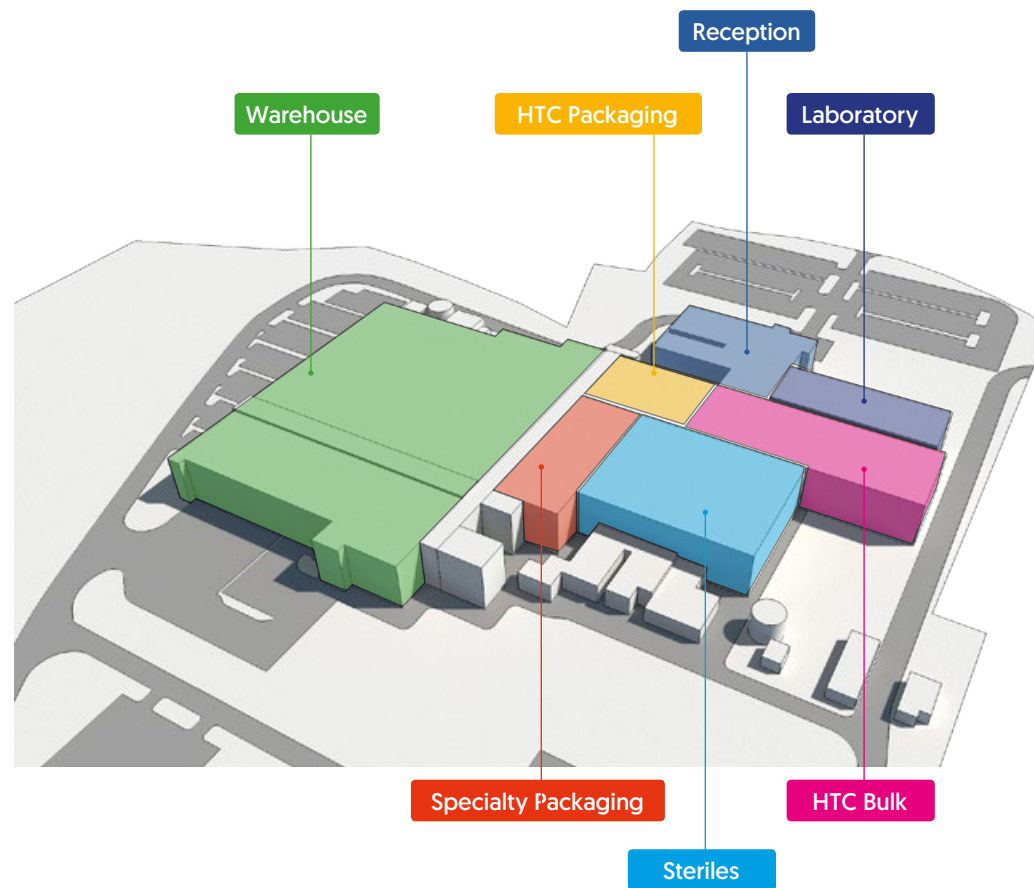
1. Floor Areas have been provided by MSD on a Gross Internal Area [GIA] basis in accordance with the SCS1 Measuring Practice Guidance Notes unless otherwise stated.
The warehousing element has been measured on a Gross External Area [GEA] basis.
2. All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

CURRENT ACTIVITIES

The site is currently laid out to accommodate:

- Sterile fill/finish units with full capability for sterile aseptic filling in Grade A to D clean rooms and filling of terminally sterilised liquids
- Hormonal oral solid-dose formulation, tablet and packaging unit with capacity of 3bn tablets per annum, including a dedicated high containment manufacturing suite operating to $<10\text{ng/m}^3$
- Cream manufacturing operation including high containment cream bulk production, filling and packaging facility
- Substantial, flexible secondary packaging facilities for sachets, syringes, cartridges and blisters
- Extensive experience in medical devices and combination products
- Modern warehousing with approximately 100,000 sq ft of a materials handling facility, cold store, dry humidity store and RF warehouse management system

A detailed asset register list is available on request.



LABORATORIES

The laboratories are located on the ground floor of the main building to the left of reception and are accessed through the locker rooms.

There are two laboratories: an analytical lab and a microbiological lab which are fitted out with specialised equipment.

The specification includes: linoleum non-slip flooring, suspended ceiling tiles incorporating recessed lighting and air conditioning.

The floor to ceiling height is approximately 2.9 metres.



MHF (Materials Handling Facility) / Warehouse Building

The MHF (Materials Handling Facility) consists of a modern high-bay industrial building which was constructed c. 2002.

The building is laid out to include a modern high bay warehouse which includes a large cold store, a quality control and dispensary area, a goods in and goods out area, a first floor plant room and modern offices at second floor level.

The MHG is accessible from the main spine corridor or via the rear loading area.

The warehouse is constructed and finished to a high standard and the specification consists of a solid concrete floor incorporating a wire guided, narrow aisle turret system and an insulated metal deck roof incorporating high bay sodium lighting.

The clear internal height is approximately 12.9 metres and the warehouse can accommodate approximately 6,000 pallet spaces.

There are 8 loading bays with automated loading doors and tailgate loading and 1 ground level roller shutter door.

There is a cold store in the warehouse which contains approximately 800 pallet spaces.

The warehouse includes two storage carousels, a quality control area and a dispensary area



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MHF ADMINISTRATION AREA

The offices are located on the second floor and consists of a long spine corridor leading to a modern office section.

The offices consist of a mixture of conference rooms, open plan and cellular offices, a large comms/data room, a plant room, a stability cabinet, an archive room and a viewing gallery. In addition, there is a quality control room.

The spine corridor is finished to a high standard, with a combination of ceramic tiles, carpet and timber flooring. The walls are plastered and painted with architectural timber panelling. The ceilings consist of dropdown ceilings with a mixture of plastered and painted finish and suspended ceilings incorporating recessed acoustic tiles, spotlights and air conditioning. The floor to ceiling height at the highest point is 3.69m.

The administration area is at the southern end of the spine corridor above the warehouse loading bays.

There are two conference rooms that can be combined to form one large conference suite.

There is a kitchen located to the rear of the conference rooms, which includes a seating area.

The Quality Control unit consists of laminate flooring, suspended ceiling incorporating fluorescent lighting and sprinkler units. It has a floor to ceiling height of 2.9m.

The offices comprise a mixture of open plan and cellular offices and the floor to ceiling height is 2.9m. The general specification consists of raised access carpeted floors and suspended ceilings incorporating recessed fluorescent lighting, air conditioning and a sprinkler system.



SWORDS - PLANNING

The subject property is in an area zoned Objective 'GE' "Provide opportunities for general enterprise and employment" in the Fingal County Council Development Plan 2011-2017. The vision is to facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible.

Uses 'Permitted in Principle' under this zoning objective include: high technology manufacturing, industry general, industry light, logistics, research and development, telecommunication structure, training centre, road transport depot, sustainable energy installation, utility installations, warehousing, wholesale, vehicle servicing/maintenance garage, office ancillary to permitted use, vehicles sales outlet (large vehicles).

Uses 'Not Permitted' under this zoning objective include: abattoir, aerodrome/airfield, agri-tourism, air transport infrastructure, amusement arcade, bed & breakfast, burial grounds, betting office, caravan park (holiday or residential), nightclub, education, golf course, health practitioner, hotel, hospital, office (>1,000sq m),

retail (<150 sq), residential, public house, retail (warehouse, comparison or supermarket).

A small strip of land extending to approximately 0.3 acres located at the northern boundary of the site is zoned Objective RS 'To provide for residential development and to protect and improve residential amenity.

The Fingal County Council Development Plan 2017 – 2023 is currently at the consultation stage with local vested interests prior to formal publication. The current zoning which prevails is not anticipated to be amended.



Zoning Map Extract taken from Fingal County Council Proposed Development Plan 2017 – 2023

ENQUIRIES

SOLE AGENTS



Any outstanding technical questions must be directed to JLL.

JLL Dedicated Website

For a detailed and interactive overview of the site as well as specifics on the operation of the facility, JLL as sole agents would direct your attention to our dedicated website for the disposal of the Swords Pharmaceutical facility: www.swordsdublinpharma.com

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