

F O R S A L E B Y P R I V A T E T R E A T Y

Outstanding Industrial Investment and Separate 5.73 acre site
Available in one or more lots - Tenant not affected

MOYDRUM ROAD, ATHLONE

C O . W E S T M E A T H , N 3 7 W 2 1 3



INVESTMENT HIGHLIGHTS



DETACHED, MODERN INDUSTRIAL FACILITY

108,113 sq. ft. (10,004 sq. m.) GEA on 2.57 hectares (6.34 acres).



STRONG RENTAL INCOME

Passing rent of €450,000 per annum.



EXCELLENT COVENANT

Let to Washglade Limited t/a Heat Merchants (wholly owned by Wolseley on a 10 year lease from June 30th 2022.



CONVENIENT CONNECTIVITY

Outstanding accessibility to major transportation arteries with N6/M6 and N55 within minutes drive from the property.



SIGNIFICANT DEVELOPMENT POTENTIAL

Adjoining / separate site extending to 2.31 hectares (5.73 acres) zoned enterprise and employment.

*Zoning under the Athlone Development Plan 2014-2020



LOCATION

Strategically positioned on Moydrum Road in Athlone, this property offers unparalleled connectivity in the heart of Ireland.

Situated in Athlone's prime industrial location, the property is located on the northern side of Moydrum Road approximately 2.5km east of Athlone Town Centre. Furthermore, Galway City is located approximately 90km to the west while Dublin is 125km to the east, via Junction 9 (300 meters west) on the N6 roadway.

The primary occupiers in Athlone include Ericsson, Department of Education, TU Shannon, Novo Nordisk and Sidero.

DRIVE TIMES

N6/M6 Junction 9	2 min
N55 via R916	3 min
Athlone Town Centre	8 min
Galway City	60 min
Dublin City	70 min
Dublin Airport	79 min
Dublin Port	90 min



DESCRIPTION

The Building

The property comprises a single storey part 3 and part 4 span warehouse / industrial unit extending to approximately 108,113 sq. ft., incorporating two storey offices to the front. The existing buildings are situated regular shaped site extending to 6.34 acres.

The industrial warehouse space extends to approximately 92,628 sq. ft. and has an internal eaves height varying from 6 metres in the original warehouse to 11 metres in the extension to the rear. There are four roller shutter doors and two dock levellers all situated on the eastern elevation of the property.

The property benefits from approximately 15,485 sq. ft. of office space accessed via a double height reception area. The specification includes solid concrete floors, plastered and painted walls, suspended acoustic tiling, ceiling mounted air conditioning and oil fired central heating.

Development Site

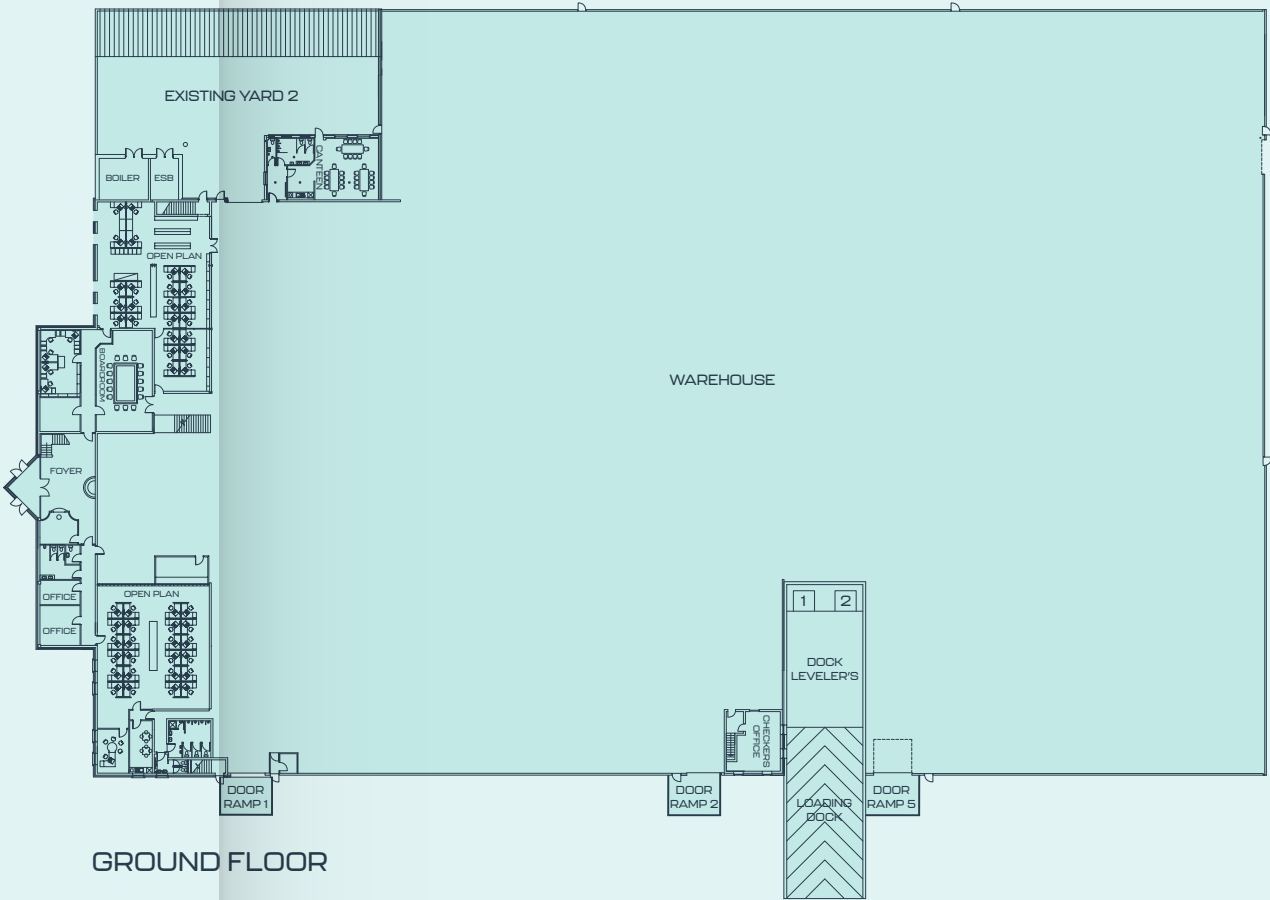
The seperate, adjoining site has a slightly undulating topography and extends to 5.73 acres. The site is zoned "employment and enterprise" under the Athlone Town Development Plan 2014 - 2020.



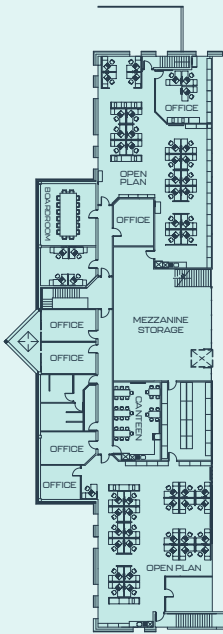
SCHEDULE OF ACCOMMODATION

AREA	SQ. M.	SQ.FT.
Ground Floor Office	958	10,312
First Floor Office	719	7,739
Total Office	1,677	18,051
Warehouse/Industrial	8,606	92,634
Total GEA	10,044	108,113
Clear Internal Height	6 - 11	
Dock Levellers	2	
Roller Shutter Doors	4	

The property has been measured in accordance with the SCSl Measuring Practice Guidance notes and has the following Gross External Areas:" and include under the table "The gross external measurement is provided on a without prejudice basis and for discussion purposes only. The agents, vendors, solicitors, et al., do not warrant the accuracy of the above in any way. This measurement is provided for information purposes only and should not be used to influence any transaction or for funding purposes.



FIRST FLOOR & MEZZANINE AREA





GENERAL SPECIFICATION

WAREHOUSE

- Two dock levellers
- Four roller shutter doors
- CCTV and ceiling mounted sodium lighting
- 78 surface level car parking spaces
- Clear internal height of 6 - 11 meters

OFFICE ACCOMMODATION

- Air conditioning
- Oil fired central heating
- Reception, open plan and cellular offices, training rooms, toilets and a canteen



TENANCY INFORMATION

The entire is let to Washglade Limited trading as Heat Merchants on a 10-year lease from 30th June 2022. The passing rent is €450,000 per annum, with a term certain to expiry of approximately 7.2 years. The lease includes a rent review on the fifth anniversary of the commencement of the term.



Heat Merchants is Ireland's leading supplier of heating, plumbing, and renewable energy solutions. With the central distribution hub strategically located at the subject property on Moydrum Road they are able to easily supply their national network of 30 branches. The company is now under Wolseley Group ownership.



Wolseley Group acquired Heat Merchants Group (including Heat Merchants, Tubs & Tiles and Hevac Limited) in July 2022. Wolseley is a leading specialist in the UK, providing plumbing, heating, cooling and utility products to their customers. With 560 UK branches the company trades under a number brands including Wolseley Plumb & Parts, Wolseley Pipe and Wolseley Climate.



TENANCY SCHEDULE

TENANT	LEASE START	RENT REVIEW	BREAK	LEASE EXPIRY	PASSING RENT P.A.	COMMENTS
Washglade Limited t/a Heat Merchants	30/06/2022	5 yearly open market rent review on 30/06/2027	N/A	29/06/2032	€450,000	10-year lease - Company owned by Wolseley UK

SEPARATE DEVELOPMENT SITE

5.73 acres (2.32 hectares). Zoned "Enterprise and Employment under Athlone Town Development Plan 2020 - 2024".



FURTHER INFORMATION

Method of Sale

For Sale by Private Treaty

BER Rating

BER B3

Title

We understand the property is held freehold.

Viewing

Strictly by prior appointment through sole agents JLL.

CONTACT



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