

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

MODERN FOOD PROCESSING UNIT
Unit 5 Clonminam Business Park
Portlaoise
Co. Laois R32 HA29



■ **INDUSTRIAL** ■ **OFFICE** ■ **RETAIL** ■ **INVESTMENT**
■ **DEVELOPMENT** ■ **PROFESSIONAL SERVICES**

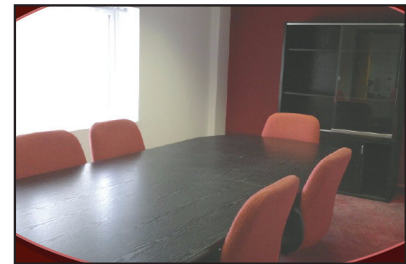
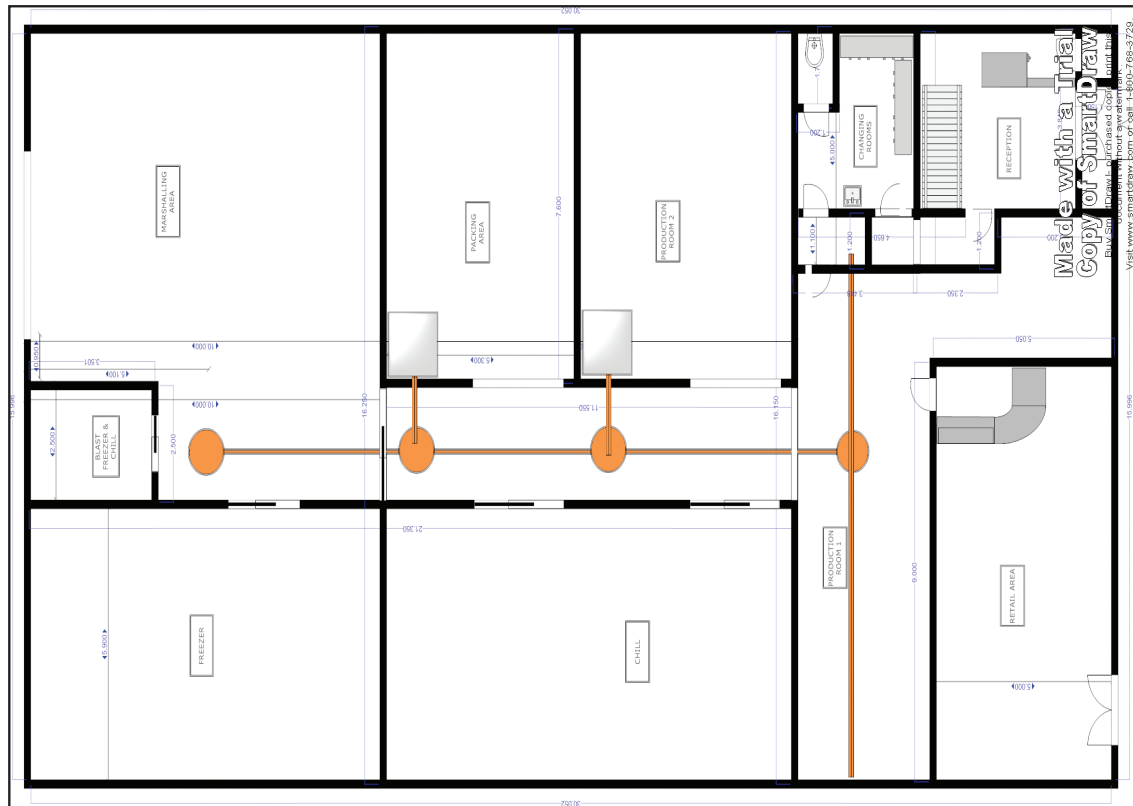
FOR SALE/TO LET

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- This is a Food Production facility (Approval No EC 2554) with plant & equipment built in compliance with NSAI guide to good hygiene practice for the food processing industry and in accordance with EU council directive 93/43/EEC on the hygiene foodstuffs IS 342 1997.
- 7,500 Sq. Ft. on 0.5 Acres.
- Potential Expansion on 2 more Acres.
- **FULL TECHNICAL INVENTORY & SPECIFICATION AVAILABLE ON REQUEST**



THE PREMISES:

- This modern highly specified building is offered to the market, on a To Let or For Sale basis, comprising c.690 Sq. M. 7,500 Sq. F. (GIA) on an extensive footprint of 0.33Hectare/0.50 Acre. Potential expansion on 2 more acres.
- Located at Clonminam Business Park, on the Portlaoise Orbital route just a 4 minute drive from the M7 motorway and a variety of arterial routes; its location allows simple regional and national access.
- The property is well appointed with processing, production, chilling & freezing rooms, offices, retail shop, canteen and stores areas.
- The unit comes fully equipped, presently licensed by the Department of Agriculture and Food to Export standard and is sanitised and maintained in operational readiness. The construction of the building allows for great flexibility if alterations are considered to suit different food processing activities.

KEY FEATURES:

- Self Contained Secure Site
- Modern Build Hi Spec
- 3 x Temperature controlled Production Rooms.
- Blast Freezer Room
- Office & Conference suite
- Marshalling/Intake/Loading Room
- Mezzanine Storage - packaging and dry foods storage
- Fire Alarmed, temperature monitored and CCTV throughout.
- Staff Amenities
- Plant Room
- Chilled store 0 - 5c.
- Cold store room - 18c
- Generous parking
- Shop & Reception

VIEWING STRICTLY BY APPOINTMENT

