

FOR SALE

FORMER ATLANTIC MILLS
N5, CO. LONGFORD



**INDUSTRIAL / WAREHOUSE
& OFFICE FACILITY**



Part Investment and Owner
Occupier Opportunity



33,513 sq m / 360,757 sq ft on 31.5 ha / 78 acres

PROPERTY OVERVIEW



Large, Detached Industrial Facility with Permitted Uses Including Light Industrial and / or Warehousing, Recycling and Offices



Part Let and **Producing €247,000 p.a.**, Rising to €300,000 p.a. in 2028



7.7 m - 10.2 m
Internal Eaves Height



Suitable for Prefabrication, Logistics, Engineering, Recycling, Green Energy, Data Centre, etc. (S.P.P.)



300 Car Parking Spaces plus Large Yard and Marshalling Areas.



Loading Access via 4 No. Dock Levellers and 9 No. Level Access Doors

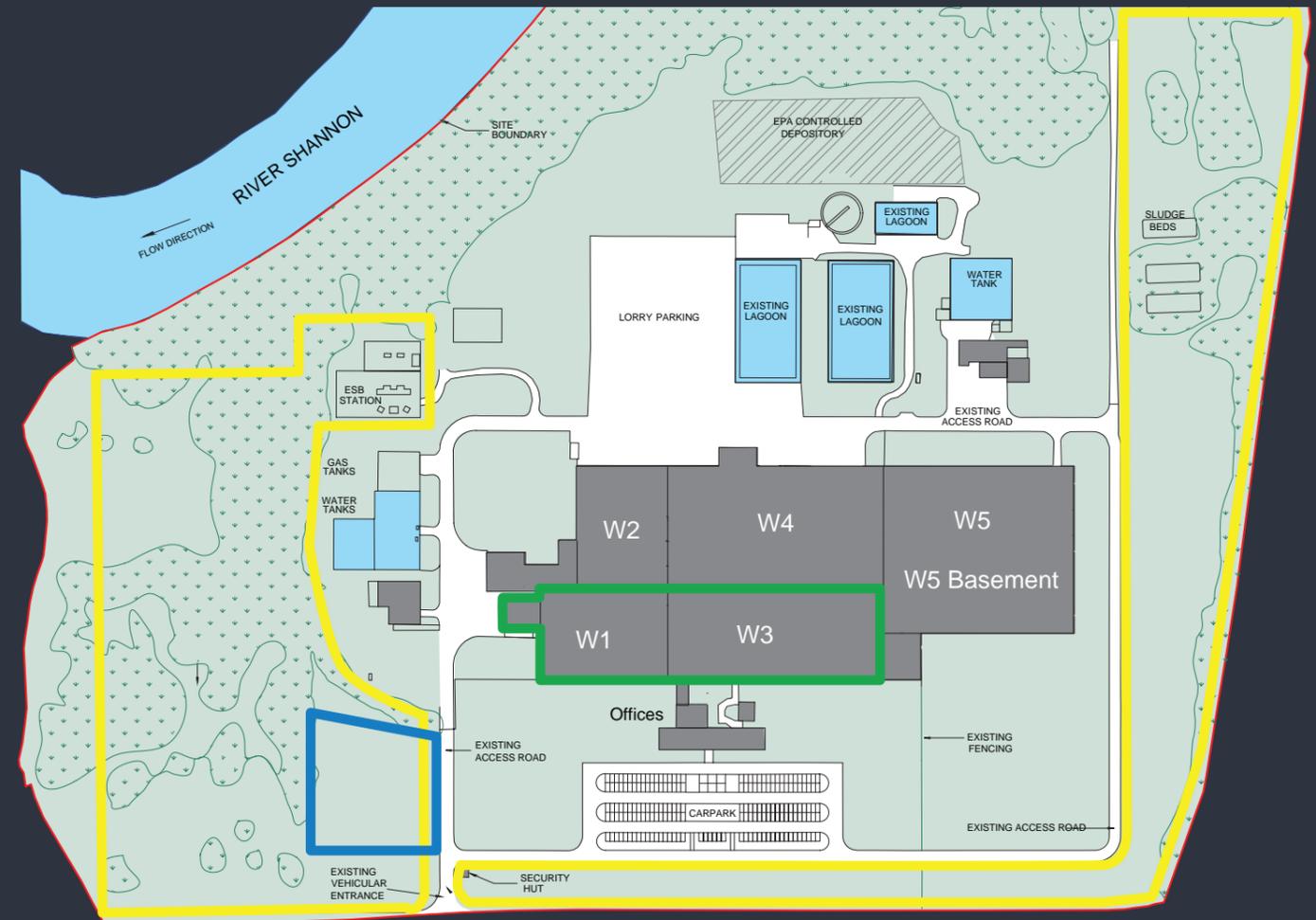


Located in an Area that **Qualifies for €169m** of Just Transition Funding Grants



Water Treatment and Storage Tanks On-Site

SITE LAYOUT



TENANCY



83,000 sq ft Let to **Flamers (Ireland) Sales & Distribution Ltd.** Until 2033

PLANNING PERMISSION OBTAINED FOR:



A 4MW Solar Farm on 19 Acres



A 40MW Battery Farm on 1.3 Acres

[CLICK HERE FOR MORE](#)

[CLICK HERE FOR MORE](#)



PROPERTY LOCATION

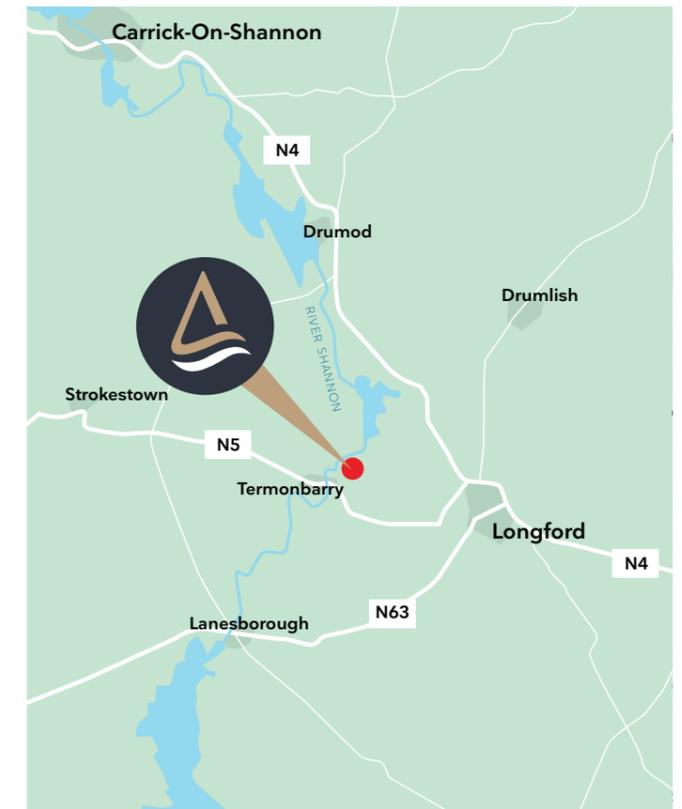
Situated in the centre of Ireland on the N5 just outside the town of Termonbarry and within 10 minutes' drive of Longford. The Longford bypass provides access to the N4 which connects to Sligo (65 minutes drive) and the M50 Motorway in Dublin (80 minutes drive). Drive time to Enniskillen in N. Ireland is 80 minutes drive.

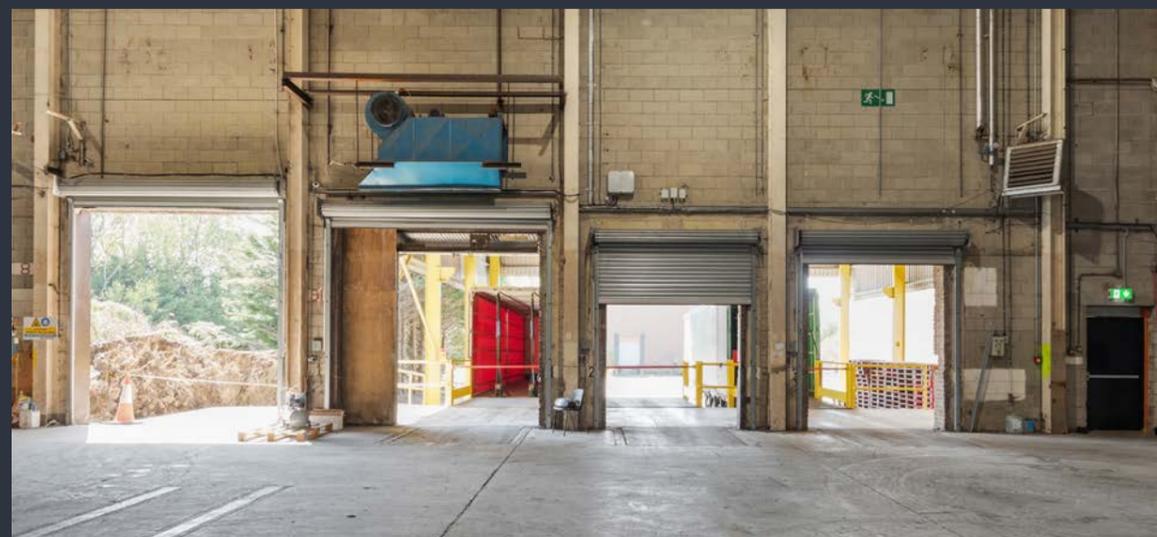
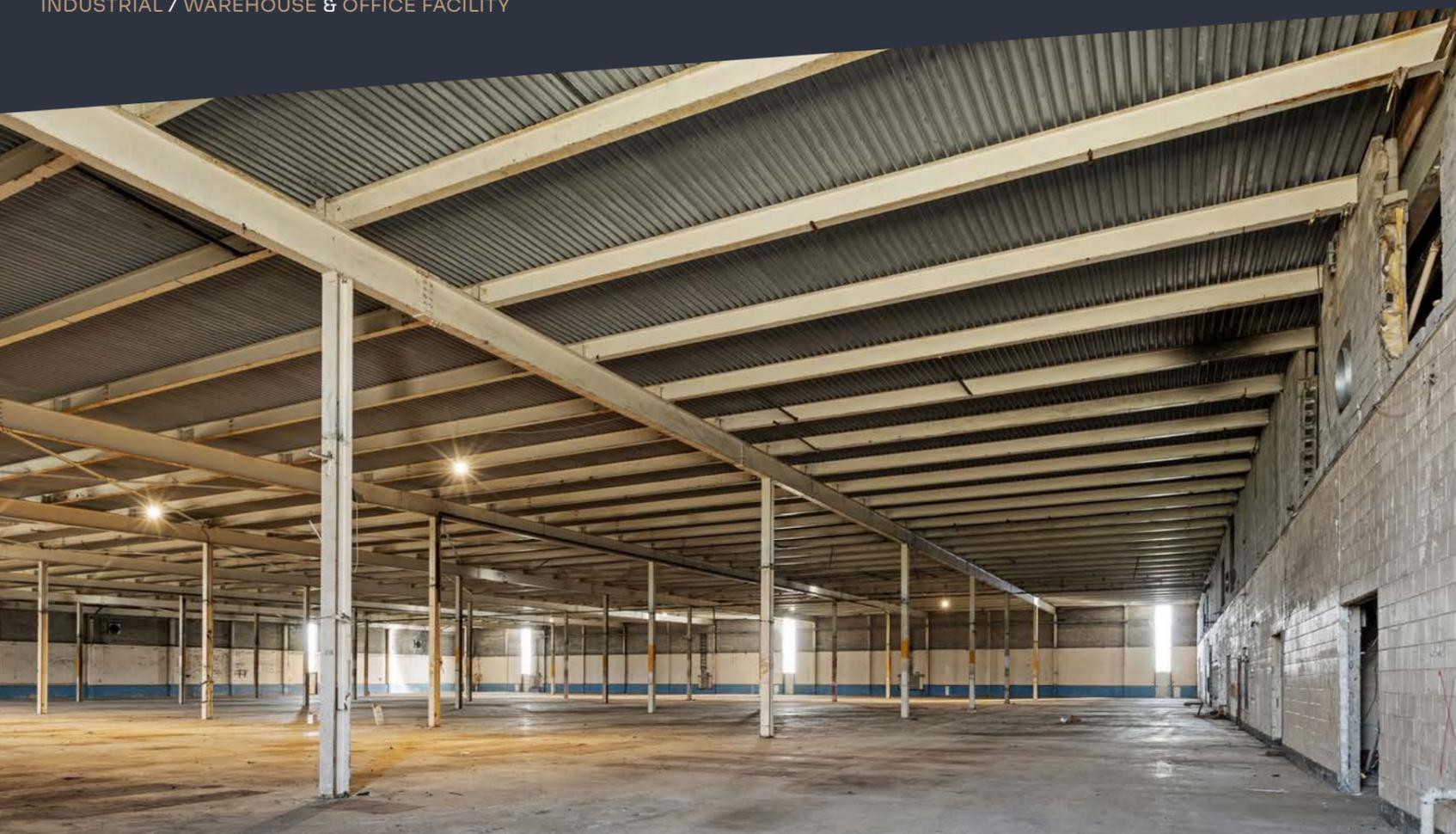
The site is bounded by the River Shannon on its northern edge for 730 m. The surrounding area is mainly agricultural with some forestry and one-off detached housing. Termonbarry provides a range of food and beverage amenities including the well known Keenan's Hotel.



Location	Drive Time
1. Termonbarry	2 mins
2. Longford Town	10 mins
3. Dublin	80 mins
4. Athlone	50 mins
5. Sligo	65 mins

Source: Google Maps (off peak)





ACCOMMODATION

Measurement application - gross external

Description	sq m	sq ft
Industrial / Warehouse - 9.7 m - 10.2 m high	20,458.30	220,231
Industrial / Warehouse - 7.7 m - 8.7 m high	7,546.10	81,226
Main Office Block	879.90	9,471
Offices / Other in Industrial / Warehouse	4,261.60	45,882
Substations	366.70	3,947
Total	33,512.60	360,757

Site Area 31.5 ha / 78 acres

TENANCY OF PART

- Warehouse 1 & 3 Comprising Approximately 83,000 sq ft
- Let to Flamers (Ireland) Sales & Distribution Limited and Guaranteed by Flamers Limited
- Current Annual Rent of €247,000 (€3 per sq ft) Rising to €300,000 (€3.60 per sq ft) in 2028
- Deed of Renunciation Executed by Tenant
- Full Repairing and Insuring
- Flamers Limited has a Creditsafe Score of 67 - Low Risk



Title
Registered Freehold Title

Price
On Application

Viewing
By appointment with the
Sole Agent, HARVEY

BER
BER 
BER No: 800887879
EPI: 633.48 kWh/m²/yr2.46

Sole Selling Agent



PSRA Licence No. 002027

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