



FOR SALE BY PRIVATE TREATY
(Tenant Unaffected)

UNIT 2, NAVAN BUSINESS & TECHNOLOGY PARK, CO. MEATH



Excellent location, just off the M3 motorway in the Navan Business & Technology Park



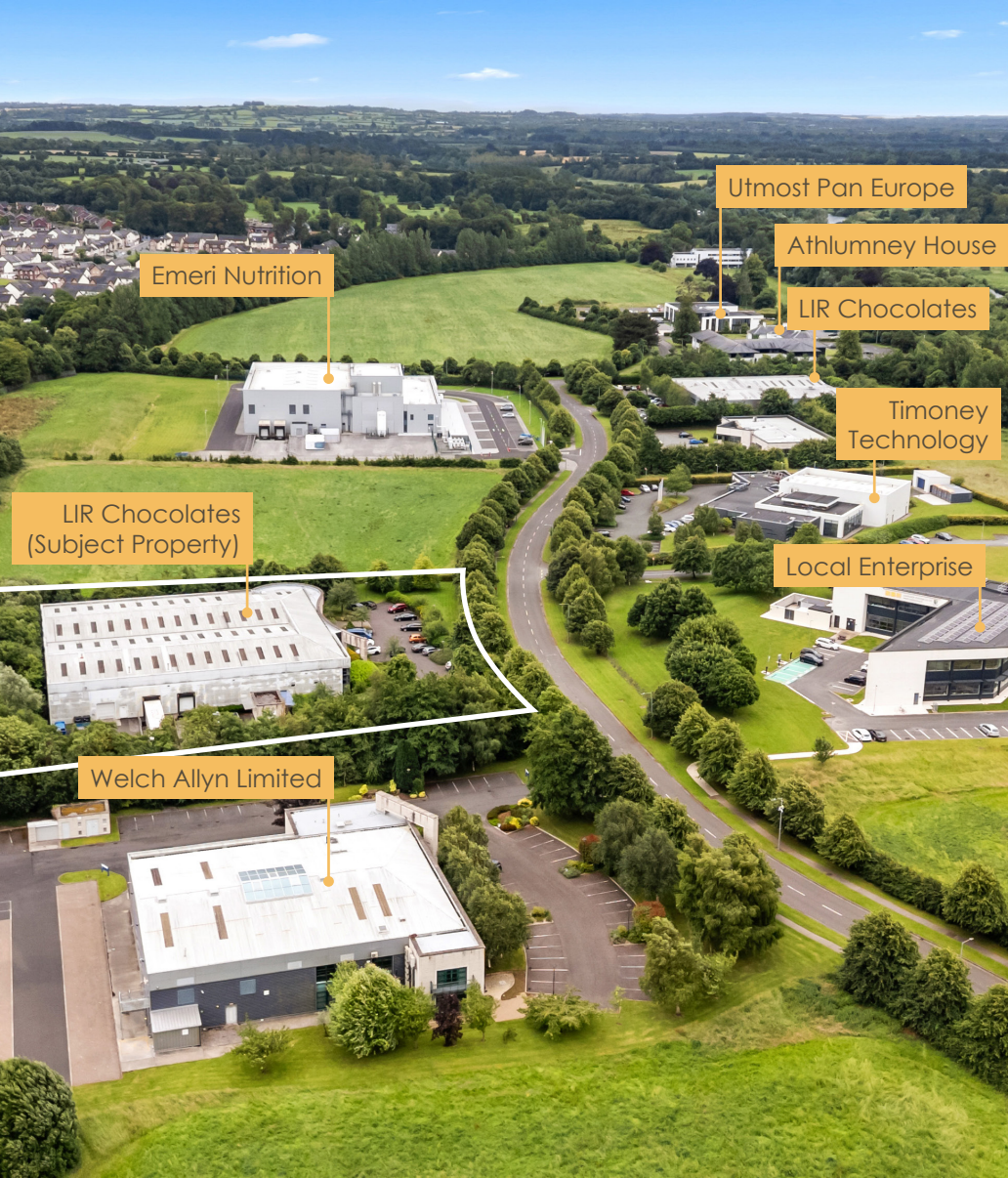
Modern detached industrial facility



Extends to 2,533.4 sqm / 27,270 sq. ft (GEA)



Let to Lir Chocolates Limited







LOCATION

The property is located on the outskirts of Navan, the county town of County Meath and administrative centre of Ireland's most accessible county. This rapidly expanding area has proved to be an attractive location with many leading companies choosing this location as the base for their operations.

Situated in the Navan Business & Technology Park, a 91-acre site in Athlumney, just off the M3 Motorway which provides convenient access to the M50 motorway network. The park is also connected through the national primary route, N51 eastbound to the M2 (Derry), the M1 (Belfast) and westbound to the M6 (Galway).

The Park is home to a strong mix of occupiers including Generali, OPW, BT Ireland, ARIA Assistance Group, Timoney Technology, Welch Allyn and Meath County Council's New Corporate HQ (since 2025).

DRIVE TIMES

- 5 MINUTES  M3 Motorway
- 7 MINUTES  Navan Town Centre
- 25 MINUTES  M50 Motorway (Junction 6)
- 35 MINUTES  Dublin Airport









DESCRIPTION

Lir Building 2 comprises a modern detached industrial facility extending to 2,533.4 sqm / 27,270 sq. ft (GEA), providing 19,769 sq ft of high-quality warehouse accommodation and 7,501 sq ft of modern two-storey office accommodation.

Designed for modern packaging, manufacturing and distribution operations, the warehouse provides excellent loading and servicing facilities, while the office accommodation offers a welcoming reception together with a mix of open-plan and cellular offices.

Externally, the property benefits from a secure rear service yard incorporating two dock levellers and one grade-level loading door, complemented by generous on-site parking to the front and side of the building.

PROPERTY HIGHLIGHTS

-  27,270 sq ft GEA (Excl. Sub-Station)
-  Generous On-Site Parking
-  19,769 sq ft Warehouse
-  2 Dock Levellers
-  7,501 sq ft Offices
-  1 Grade-Level Loading Door
-  c. 7.23m Clear Internal Height
-  c. 5.85m Eaves Height

ACCOMMODATION SCHEDULE

Area	Sq. m (GEA)	Sq. ft. (GEA)
Warehouse	1,836.60	19,769
Ground Floor Offices	398.9	4,294
First Floor Offices	297.9	3,207
Unit 2 Floor Total	2,533.40	27,270
Sub-Station	30.1	324
Total GEA	2,563.50	27,594

The stated floor area is based on a measured survey undertaken by Hollis in May 2025 on a Gross External Area basis.

COVENANT

Founded in Dublin in 1987, Lir Chocolates Limited has established itself as one of Ireland's leading premium chocolate manufacturers, supplying both Irish and international markets.



The company has partnered with Marks & Spencer since 2006, producing a broad range of core and seasonal own-brand products for distribution across more than 500 stores throughout Ireland and the UK. Lir also collaborates with globally recognised brands, including Baileys and Guinness, producing premium branded confectionery for international markets.

TENANCY DETAILS

Demise	Tenant	Size sq. ft (GEA)	Comment
Entire	Lir Chocolates Limited	27,270	Tenant currently holding over following the expiry of a 9-year lease that commenced on 1 April 2016





TITLE

The property is held under a Long Leasehold title.

BER



BER Number: 800838013

Energy Performance Indicator: 429.81 kWh/m²/yr 1.54

ZONING

The property is zoned E1-Strategic Employment Zones (High Technology Uses) "To facilitate opportunities for high end technology/manufacturing and major campus style office-based employment within high quality and accessible locations" under the Meath County Development Plan 2021-2027, which allows for a variety of uses including Bio Technology Manufacturing, Call Centres, Data Centres, Green / Clean Light Industries, Education (third level), High Technology Manufacturing

VIEWINGS

Strictly by appointment with Colliers

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