

# FOR SALE BY PUBLIC TENDER

On 4th November 2025

(unless previously sold)

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

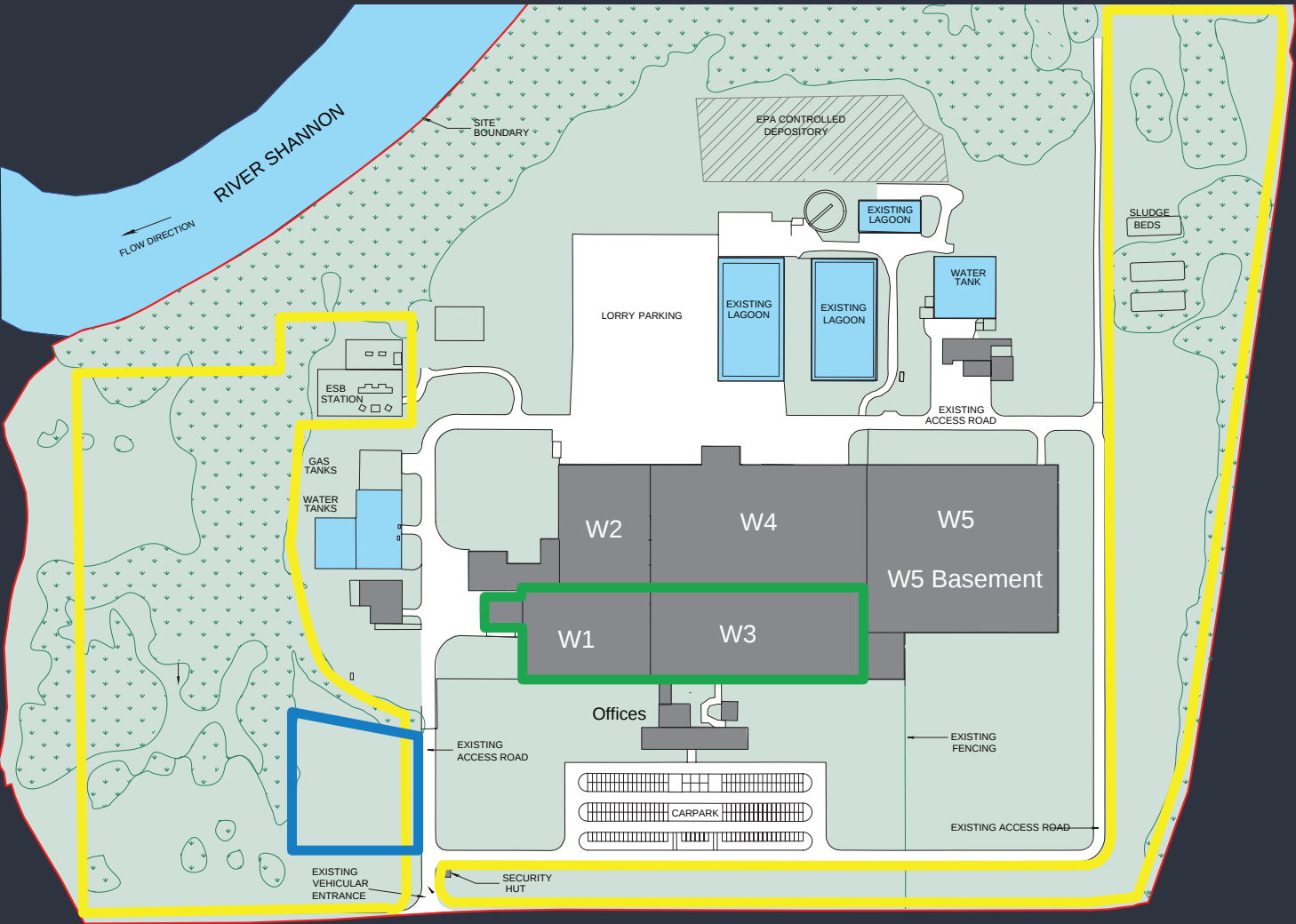


Located in an Area that **Qualifies for €169m** of Just Transition Funding Grants



**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:



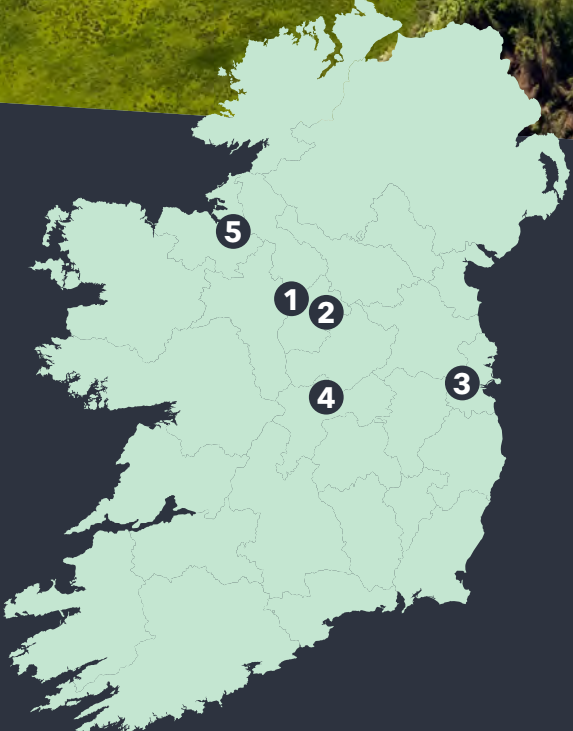
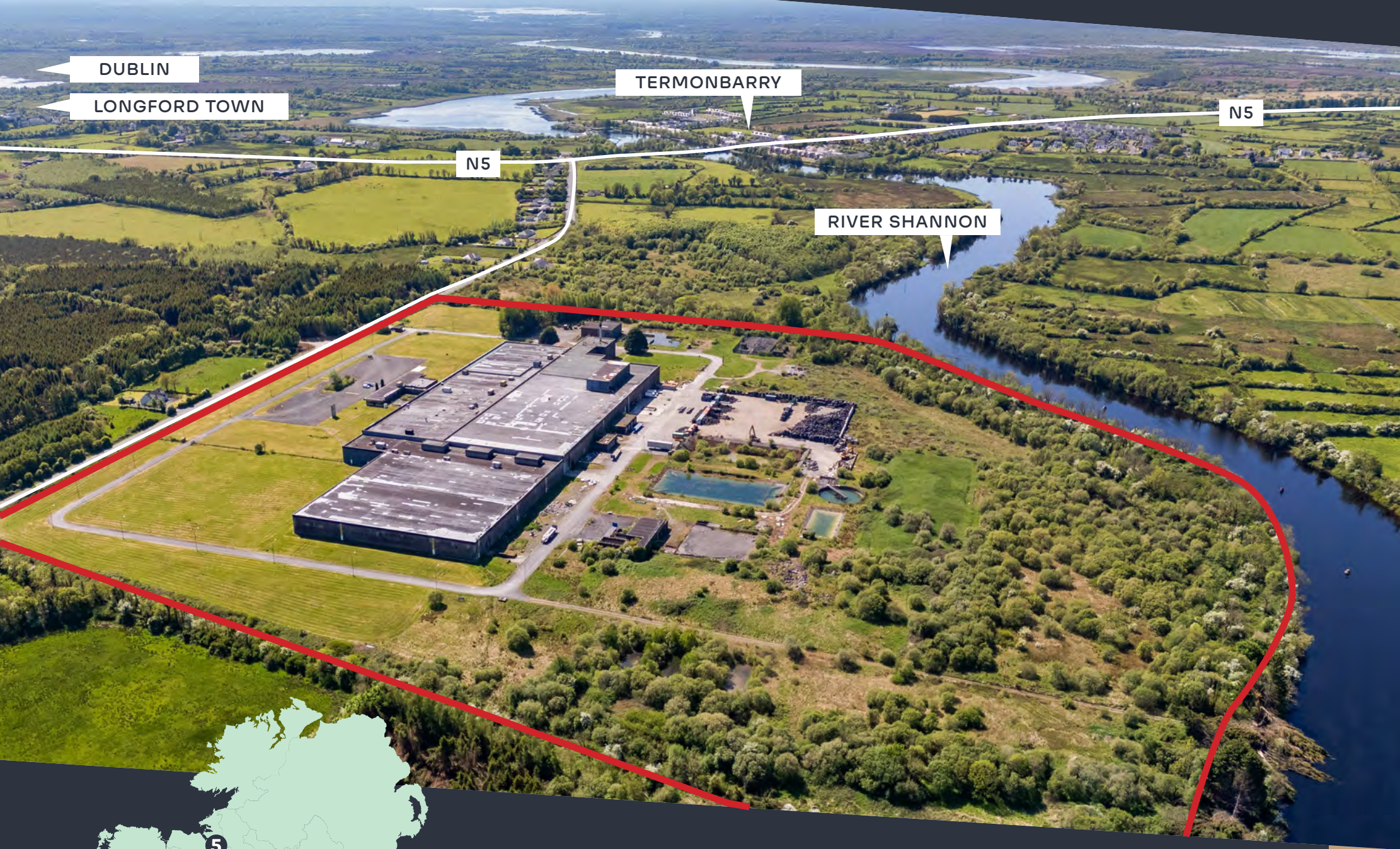
**A 4MW Solar Farm** on 19 Acres

[CLICK HERE FOR MORE](#)



**A 40MW Battery Farm** on 1.3 Acres

[CLICK HERE FOR MORE](#)



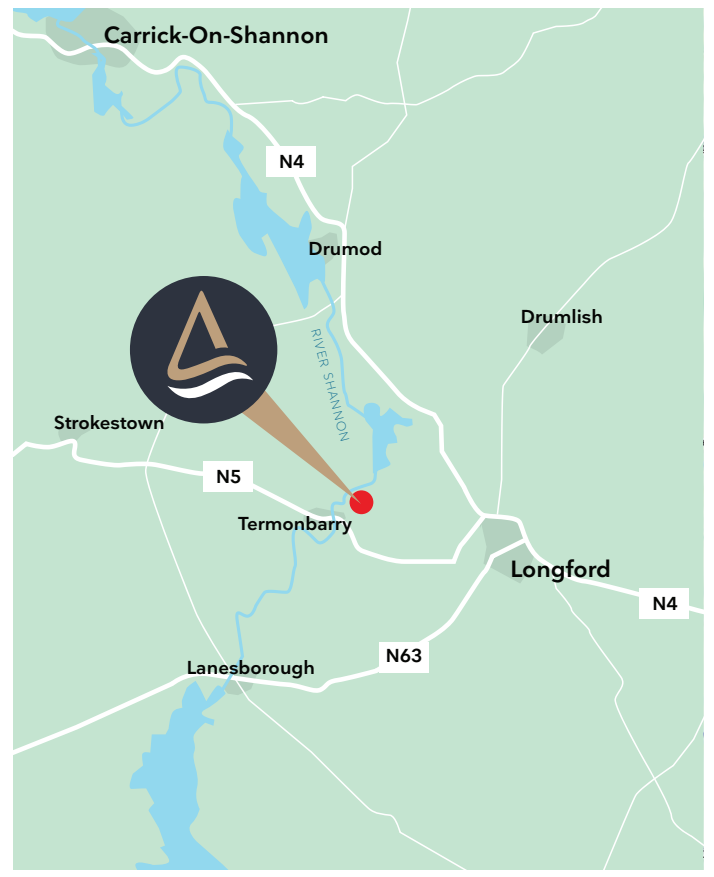
|  |  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1. Termonbarry                                                                      | 2 mins                                                                                |
| 2. Longford Town                                                                    | 10 mins                                                                               |
| 3. Dublin                                                                           | 80 mins                                                                               |
| 4. Athlone                                                                          | 50 mins                                                                               |
| 5. Sligo                                                                            | 65 mins                                                                               |

Source: Google Maps (off peak)

# 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.





# 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/m<sup>2</sup>/yr2.46

## Sole Selling Agent



PSRA Licence No. 002027

[www.harvey.ie](http://www.harvey.ie)

+353 1 453 2755

**Kevin McHugh**

[kmchugh@harvey.ie](mailto:kmchugh@harvey.ie)

**Siobhan Convery**

[sconvery@harvey.ie](mailto:sconvery@harvey.ie)

Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.