



For Sale

**Expressions of Interest Sought
Approx. 77,570 Sq. Ft, Modern warehouse
facility with short term income of €600,000 per
annum, exclusive**

- Conveniently located off the N7 between Naas and Dublin
- Approx 20,430 sq ft Let to Johnston Logistics Limited Ireland Limited for 10 years from 1st March 2017 at a passing rent of €131,170 per annum
- Approx 57,140 sq ft Let to Oman Transport Limited on new short term flexible lease at €468,000 per annum
- Clear internal warehouse height of approx. 13 metres

Atlantic House

Kill, Co. Kildare, W91 W425

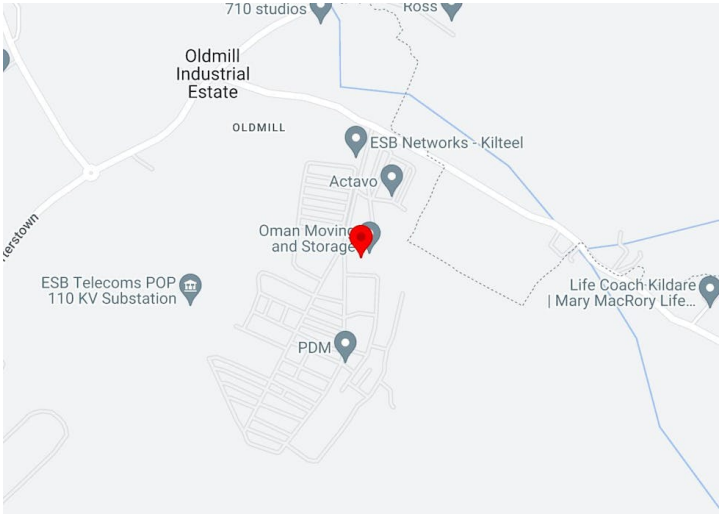
77,570 sq ft

7,206.49 sq m

Reference: #99656

Atlantic House

Kill, Co. Kildare, W91 W425



Summary

BER Upon enquiry

Location

Atlantic House is conveniently located off the N7 between Naas and Dublin, located 14 minutes from the M50 and 22.4 km south west of Dublin City Centre.

Description

The property comprises a high bay warehouse facility with a two-storey office facility interconnecting the warehouse with a two-storey office to the front. The property was developed in two phases extending to total of approximately 77,570 sq. ft

The property comprises a modern high bay warehouse facility with a newly built modern two storey office facility interconnecting the warehouse with a refurbished two storey office to the front.

The right-hand bay incorporates a concrete mezzanine floor at a height of 5.5 meters while the second bay incorporates a 10-tonne gantry (not forming part of the property) independently supported.

Extensive loading including 3 grade doors and 5 dock levellers

Accommodation

The accommodation comprises of the following; SUBJECT TO INDEPENDENT SURVEY

Name	sq ft	sq m
Unit - Phase 1: Warehouse	30,763	2,857.98
Mezzanine - Phase 1	16,361	1,519.99
Unit - Phase 1: 2 Storey Offices	10,016	930.52
Unit - Phase 2: Warehouse	20,430	1,898.01
Total	77,570	7,206.50

Specification

Detached Warehouse and Office Facility of steel frame construction supporting a double skin insulated metal deck roof and cladding.

Viewings

Strictly by prior appointment with the sole agents

Lease Details

Part, Atlantic House: Let to Oman Transport Limited under a new 5 year flexible term (subject to Schedule of Condition)

Rent of €468,000 per annum, exclusive

Part, Atlantic House: Let to Johnston Logistics Limited a 10 year term from 10/03/2017

Rent of €131,170 per annum, exclusive

Deed of renunciation

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