

FOR SALE | By private treaty

**Sherry
FitzGerald**
O'Donovan

**POWER
PROPERTY**

**Unit 4 & 5 Beechpark Business Centre
Smithstown Industrial Estate
Shannon
Co. Clare**

COMMERCIAL / INVESTMENT



- **Prime Dual-Unit Investment (18,000 Sq. Ft. total)**
- **Unit 4: 12,000 Sq. Ft. Modern Offices (A3 BER)**
- **Unit 5: 6,000 Sq. Ft. High-Bay Warehouse (9m Eaves)**
- **Diverse, Multi-Stream Rental Income**
- **Flexible, All-Inclusive Licences**

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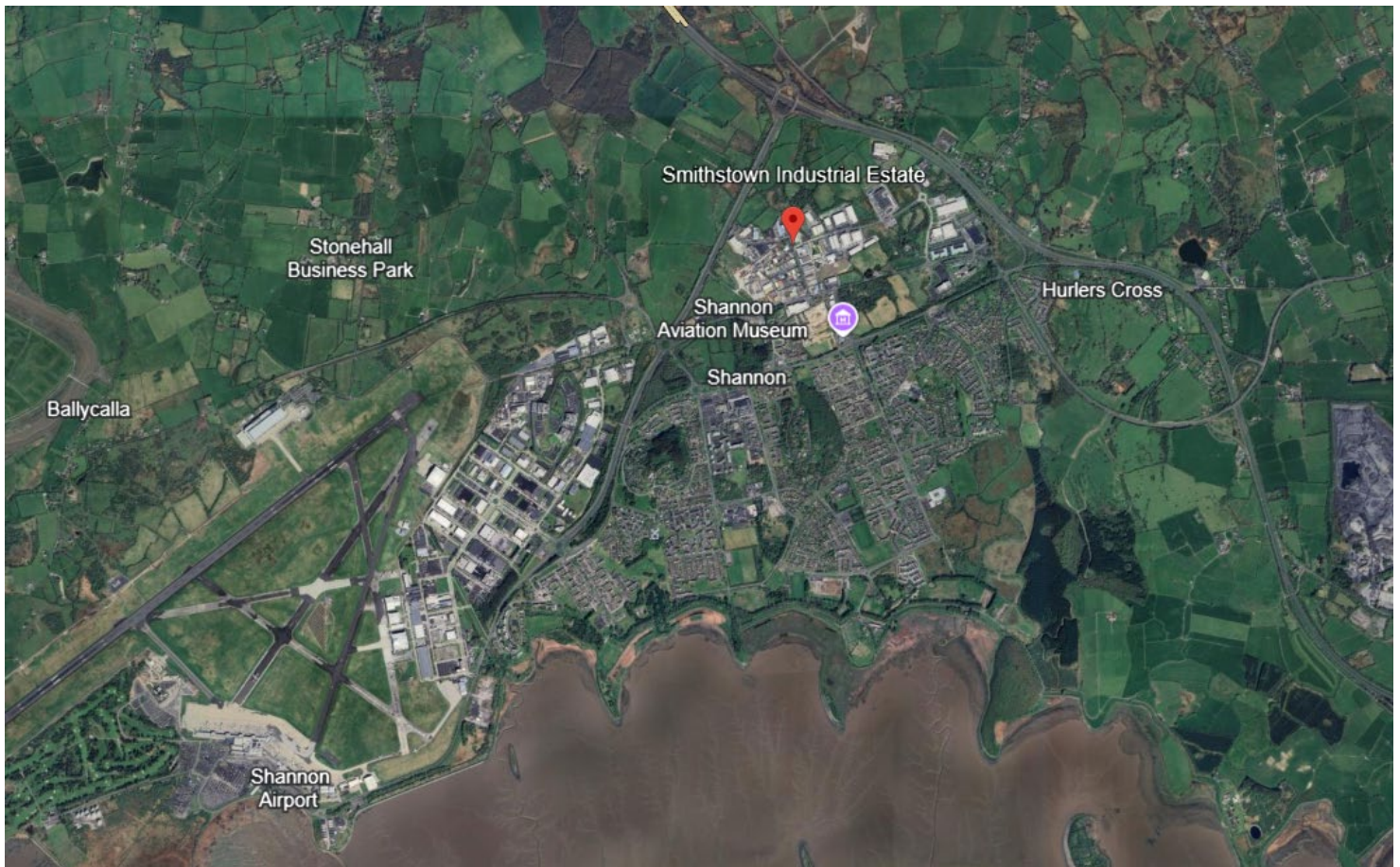
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LOCATION

The subject property occupies a prominent position on Smithstown Road in Shannon, a well-established and strategically important commercial and industrial hub in the Mid-West region. The location offers excellent connectivity, situated approximately 20 km north-west of Limerick City and 21 km south-west of Ennis.

The property benefits from immediate access to the N19, which links directly to Shannon Airport (c. 5 km) and connects with the M18 motorway, providing high-quality routes to Limerick, Ennis, and Galway. The nearby N18 further enhances regional accessibility, forming part of the main Limerick–Galway corridor.

Shannon is internationally recognised as a key business destination, supported by strong infrastructure and a wide range of amenities including retail centres, educational facilities, leisure amenities, and an excellent choice of hotels and restaurants.

Smithstown itself is a proven commercial location, home to a diverse range of established occupiers including engineering firms, logistics providers, automotive services, and trade suppliers, reinforcing its reputation as a prime setting for business and investment

ZONING

The subject property is zoned “Enterprise & Employment” under the Clare County Council Development Plan.

The Enterprise & Employment zoning objective seeks to:

Support Existing Employment Uses – Protect and facilitate the continued operation of established industrial, logistics, and commercial occupiers within the area.

Promote Economic Growth – Encourage new enterprise, investment, and job creation by providing a flexible and business-friendly environment.

Facilitate a Range of Commercial Uses – Accommodate light industrial, warehousing, office, and research & development uses in a high-quality business setting.

Enhance Strategic Employment Locations – Strengthen Shannon’s role as a key regional employment hub, supported by its proximity to Shannon Airport and established infrastructure

SERVICES

We understand all main services are available to the property all intending purchasers will need to satisfy themselves in respect of services.

RATEABLE VALUATION

Commercial Rates 2026	
Unit 4 First Floor:	€ 10,633.72
Unit 4 Ground Floor:	€ 5,316.86
Unit 5:	€ 5,084.57
Total Rates:	€ 21,035.15

UNIT 4



BER No. 801001017
93.63 kWh/m²/yr 0.36

UNIT 5



BER No. 800058752
353.02 kWh/m²/yr 1.06

DESCRIPTION

The subject property comprises a high-quality, income-generating commercial investment located within the established Smithstown Industrial Estate in Shannon. The asset consists of two well-presented units extending to a combined floor area of approximately 18,000 sq ft, offering a mix of modern office accommodation and high-bay warehouse space.

Unit 4 provides a contemporary business centre extending to approximately 12,000 sq ft over two floors, finished to a modern standard and benefitting from an excellent A3 BER rating. The space is subdivided into multiple office suites and is currently occupied under thirteen individual licence agreements, producing diversified and flexible income.

Unit 5 comprises a 6,000 sq ft high-bay warehouse with an internal eaves height of approximately 9 metres. The unit is currently licensed at a rent of €42,000 per annum, with all outgoing fully recoverable from the occupier.

Overall, the property represents a strong investment opportunity, combining secure income with asset management potential in a proven commercial location close to Shannon Airport.



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