

QA1 & QA2 BUILDINGS

FINISKLIN BUSINESS PARK, SLIGO



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EXECUTIVE SUMMARY



Purpose built manufacturing facility of 12,023 sq m (129,414 sq ft) on approximately 3.3 ha (8.15 acre) site



The facility offers a large manufacturing & four dock leveller warehouse area, ancillary office accommodation, canteen and staff areas



The building is in exceptional condition throughout with extensive capital expenditure expended over the past 5 years.



Located within Finisklin Business Park – a 42 ha (104 acre) park just west of Sligo



A high profile building in the centre of Finisklin, the north-west's premier business park and home to some of the regions largest employers including Abbot; Bruss; GW Plastics, Aurivo and Arrotek

LOCATION

THE PROPERTY IS SITUATED IN FINISKLIN BUSINESS PARK IN SLIGO. SLIGO IS THE CAPITAL OF THE NORTH-WEST AND BOASTS A STRONG COMBINATION OF SKILLS; GOOD INFRASTRUCTURE AND EXCELLENT SUPPORT SERVICES.

Sligo is located approximately 200km north-west of Dublin via the N4 and is rapidly developing as one of Ireland's Bio-Pharmaceutical hotspots.

Sligo benefits from excellent infrastructure by road, rail and air with Knock International Airport approximately 50km south of the town. The town has long been a manufacturing hub for the north-west and has a large catchment area to include county Sligo and large parts of Mayo; Donegal and Leitrim. There is a population of approximately 250,000 people within a 60km radius of Sligo and no shortage of skilled labour as the town boasts a third level institute – Sligo IT.

More specifically the property is situated in a prime position within Finisklin business park in close proximity to Arrotek's and Abbott's new facilities in the park. Finisklin and the surrounding area remains the north-west's premier location for employers and other companies in the immediate vicinity include Bruss; GW Plastics; Aurivo and Abbvie.



QA1 & QA2
BUILDINGS

DESCRIPTION

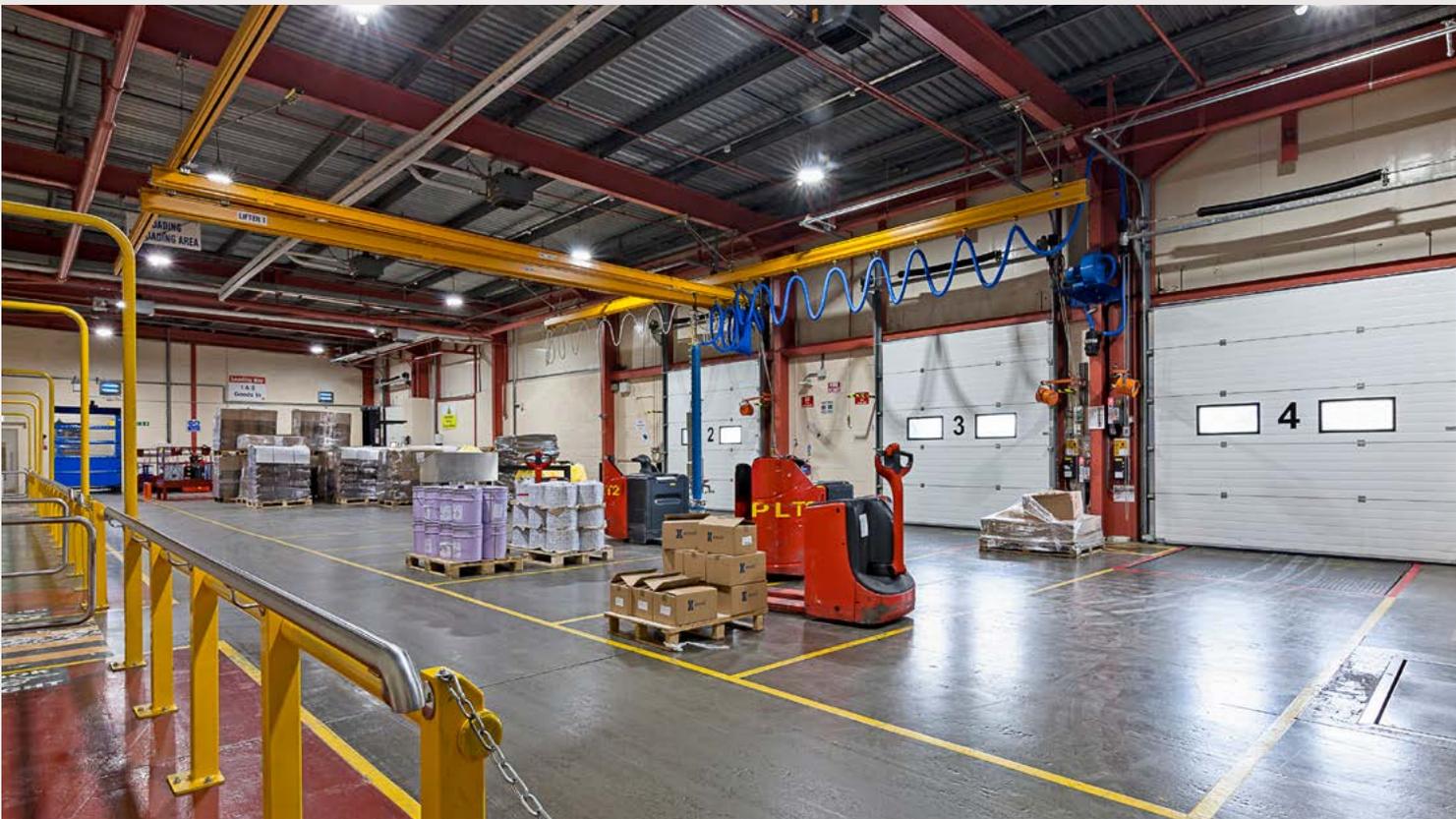
THE PROPERTY
COMPRISES
TWO BUILDINGS
STANDING ON
A LARGE 3.3 HA
(8.15 ACRE) SITE.

The majority of the build area is located in Building 1 which is primarily a manufacturing building with an element of offices and staff areas. This building extends to 10,540 sq m on ground floor with 777 sq m of first floor accommodation.

The original element of the building was constructed in 1991 with a number of extensions added in the intervening years. The majority of the building is made up of open plan warehouse space with eaves heights of between 5.4m and 8.4m. The warehouse areas have the benefit of four dock levellers. All warehouse areas have direct access to the manufacturing and packaging areas of the plant. Building 1 also houses a number of office areas; staff canteen; toilets; changing rooms etc.

The QA2 building which essentially occupies its own site at the front of the campus extends to a total area of 706 sq m and is laid out to provide primarily cellular offices and R&D laboratories.

The plant has seen extensive capital expenditure; upgrading and refurbishment over the past 5 years and is presented in excellent condition, both internally and externally.



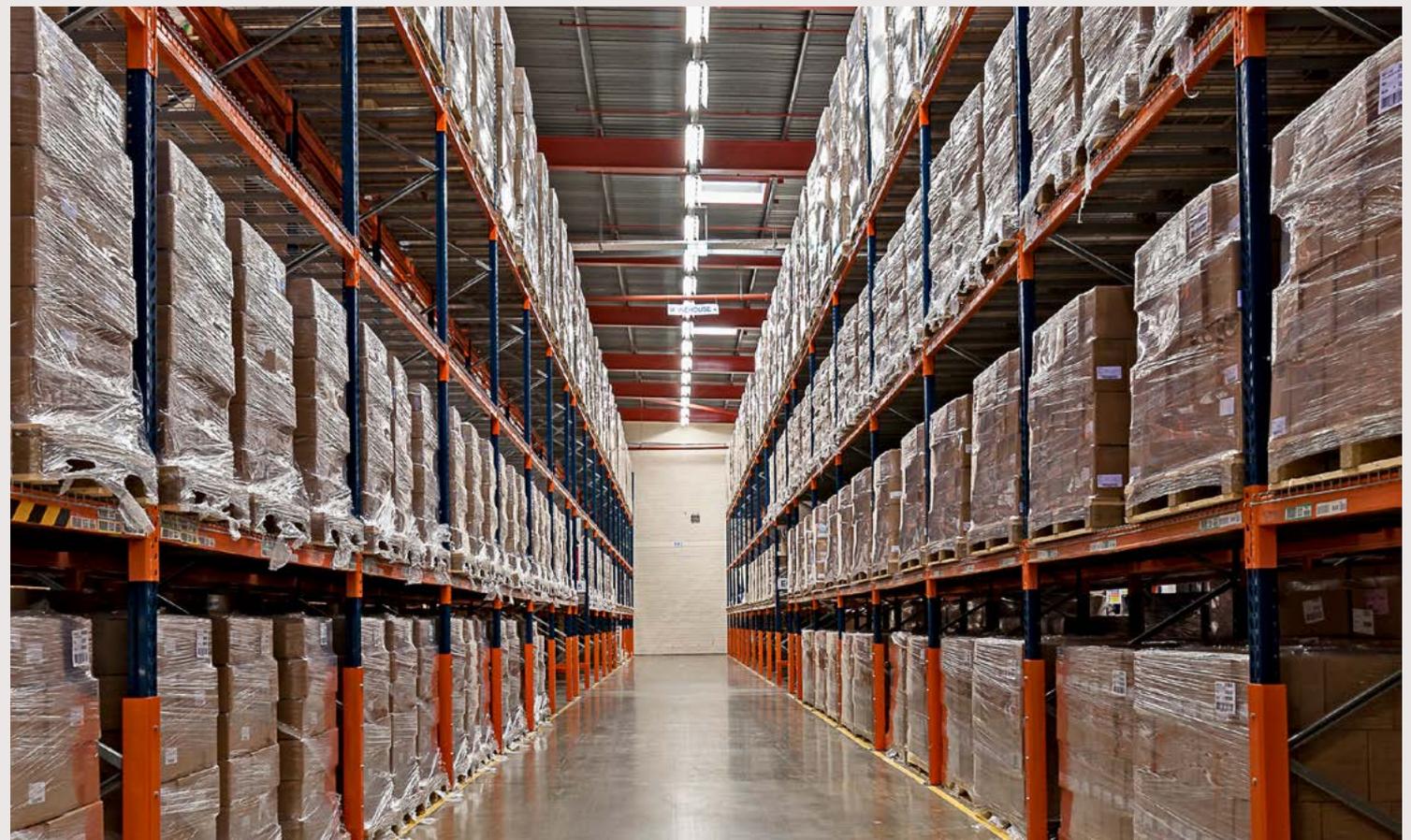
ACCOMMODATION:

QA1 Building

| Use | Sq M |
|---------------------|-------|
| Warehouse area | 4,520 |
| Packaging area | 2,610 |
| Manufacturing area | 1,910 |
| Offices/Canteen | 1,500 |
| First Floor Offices | 777 |

QA2 Building:

| Use | Sq M |
|---------|------|
| Offices | 706 |





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SERVICES

Electricity

Mains with back-up electricity generator (capable of servicing approximately 40% of the plant requirement)

Heating

LPG Gas

Broadband

The site has 2 fibre connections (one to each building) running in diverse routes back to separate exchanges for failover purposes. Each fibre connection is capable of speeds up to 1Gbps.

Ventilation

16 Air Handling Units at Roof level with a further 2 units at ceiling void (mezzanine walkway)

TITLE

Freehold

BER



Certificates can be viewed with agent.

2019 LOCAL AUTHORITY RATES

Main Facility €143,520
Office Block €3,910

TOWN PLANNING

Planning policy for the area is contained within the Sligo and Environs Development Plan. The property is located in an area zoned objective "BITP - Business, Industry and Technology Park"

DATA ROOM

www.qa1andqa2sligo.ie

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