

7 EARHART AVENUE

SHANNON FREE ZONE, SHANNON, CO. CLARE

TO LET

INDUSTRIAL OPPORTUNITY



BER B3

shannon COMMERCIAL
PROPERTIES 

 CUSHMAN &
WAKEFIELD

OPPORTUNITY

Excellent opportunity to lease an upgraded and well maintained industrial/production premises in a prominent and established industrial location.

The highly successful estate is home to a number of prominent international and national occupiers including Zimmer Biomet, Magellan, EMC, El Electronics, GE Sensing, Intel, Irish Aviation Authority, Jaguar Land Rover, Lufthansa Technik Turbine Shannon, and Symantec.

The estate benefits from excellent accessibility to the Airport, Ports and National Road network. The subject facility and estate also benefit from excellent services including ESB, Natural Gas, Water and Fibre allowing for various industrial uses to be catered for.



Location of the relevant unit

Shannon Airport Cargo Gate

..... = Location of the relevant unit



Northbound & South bound vehicular access to the M18

Shannon Free Zone West

Shannon Free Zone East

Shannon Town

Location of the relevant unit

Shannon Airport Terminal Building

Shannon Airport Cargo Gate

..... Vehicular Route form the Airport Terminal & Cargo Gate to the Relevant Unit

..... Vehicular Route (Dual Carriageway) from the Relevant Unit to the M18 Motorway

LOCATION

Shannon is the second largest town in Co. Clare and occupies a strategic position along the Atlantic corridor and has excellent road connectivity to the Gateway cities of Limerick, Galway and Cork.

It is situated in the mid-west region of Ireland and is a major pro-business community and a base for over 200 overseas companies in ICT, life sciences, financial services, engineering, publishing, software, aviation and logistics.

The Shannon Free Zone where the subject property is located is of strategic importance and is home to the largest agglomeration of American companies in Ireland outside of Dublin.

The Shannon Free Zone (SFZ) is a 243 hectare (600 acre) industrial area with more than 7,000 people working in over 100 companies.

The subject site is ideally located between the N19 & Shannon International Airport with excellent access to the major motorway connections such as the M18, M7, & M20.

STRATEGIC POSITION

Limerick	28 km
Galway	90 km
Cork	123 km
Dublin	220 km

BUILDING SUMMARY

The building is of concrete portal frame construction beneath a steel frame double skin insulated metal roof incorporating translucent light panelling.

The building benefits from dual loading access to the front and rear via 2 no. automated roller shutter doors with a clearance of 4.85m.

Internally the unit is configured to provide 3 no. internal bays with a combine depth of 56m and a span of 30.75m. The internal depth between the front and middle bays is approx. 23.75m with a depth of 15.5m between the middle and rear bays.

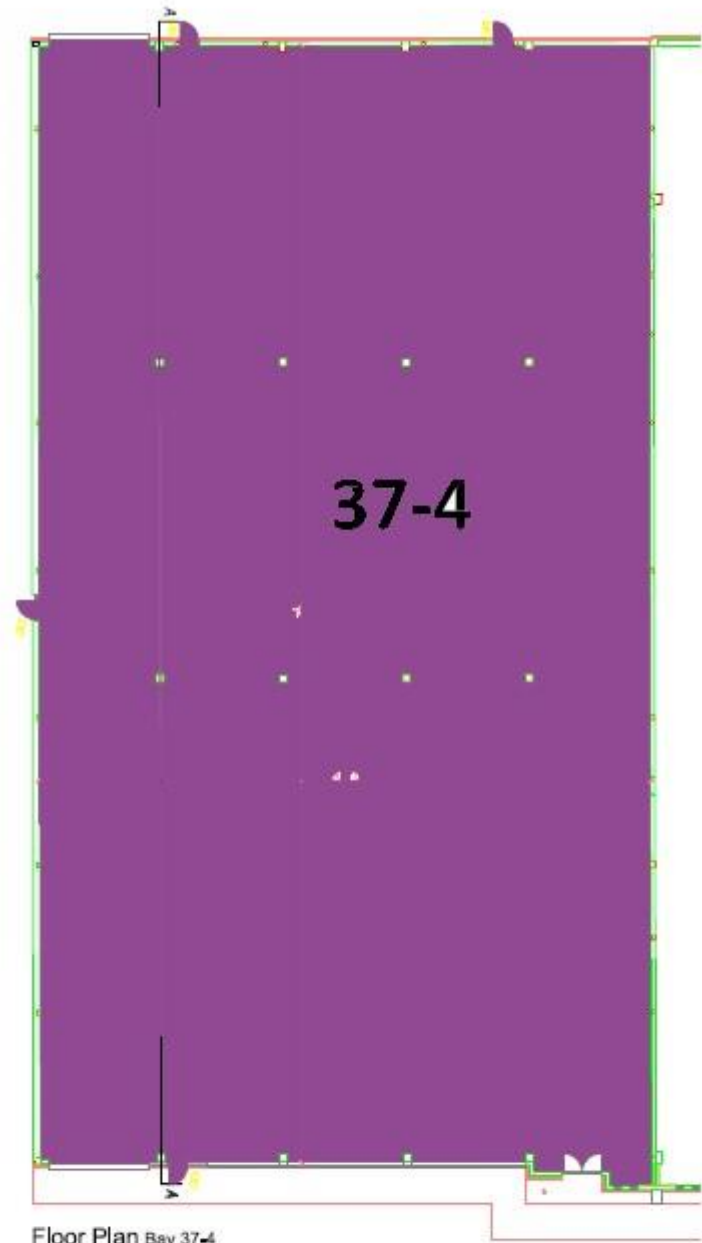
The building incorporates a power floated concrete floor, suspended lighting and a suspended gas heating system.

The unit has a clear internal eaves height of 5.0m. Additionally services are in situ for an element of office content to the front of the building.



LAYOUT & CONFIGURATION

- Indicative floor plate layout outlined on the right for illustration purposes.
- Property shaded in purple below illustrating end of terrace position.



Floor Plan Bay 37-4

Elevation A

7 EARHART AVENUE

Information Summary

7 EARHART AVENUE

Earhart Avenue
Shannon Free Zone West
Shannon
Co. Clare

SIZE

- 1,719 sq m (18,503 sq ft)

SERVICES

- The building benefits from full access to ESB (50kva), natural gas, fibre and water. There is significant potential to increase or amend the services due to the excellent services infrastructure that is available within the estate. The electrical supply can be increased to 100 kVA if required.

EAVES HEIGHT

- The building has a clear internal eaves height of 5.0m.

RENT

On Application (exclusive of VAT, Service Charges, Local Authority Rates, Utilities and all other Outgoings).

LEASE TERMS

Long Term occupational lease on offer.

BER

- The building has a BER Rating of B3.
- BER No. 800612673
- 205.25 kWh/m²/yr 0.88

ZONING

- The building is zoned 'Light Industry' under the Shannon Town and Environs Local Area Plan 2012 – 2018 (as amended).

LANDLORD

- Shannon Commercial Properties (SCP) is a subsidiary of Shannon Group plc. SCP provide commercial property solutions to a wide range of indigenous and multi-national companies across a number of locations in the Mid-West region. SCP manages the Shannon Free Zone and is a considerable owner of land and buildings within same.

RATES

- The current Rateable Value (RV) of the subject property is 47.00.
- The Annual Rate of Valuation for 2018 is €72.99.

SERVICE CHARGES

- The Annual Service Charge equates to approximately €5,577.60 per annum (exclusive). Subject to annual review.
- The Service Charge includes the maintenance and upkeep of the common areas of the estate including (but not limited to) public lighting, maintenance, landscaping and estate security.

CAR PARKING

- Car parking is available immediately to the front of the building.



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Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.cushmanwakefield.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222.