

For Sale (By Private Treaty)

Waste Matters Ireland Building
Clara
Co Offaly
R35 XR57



2 x Detached Industrial Facilities extending to approximately 2,902 sq m (31,240 sq ft) on a 4.23 acre site.

Property Highlights

- The subject site features two separate warehouse facilities, with a combined total area of approximately 2,902 sq m (31,240 sq ft) on a 4.23-acre site.
- Site / Facility Permit currently undergoing renewal by Offaly County Council for non-hazardous mixed packaging waste.
- Situated 12km from Tullamore along the R436 Ballycumber Road.
- Sold with Vacant Possession throughout.
- Zoned "Industrial & Warehousing" under the Offaly County Development Plan 2021 – 2027.

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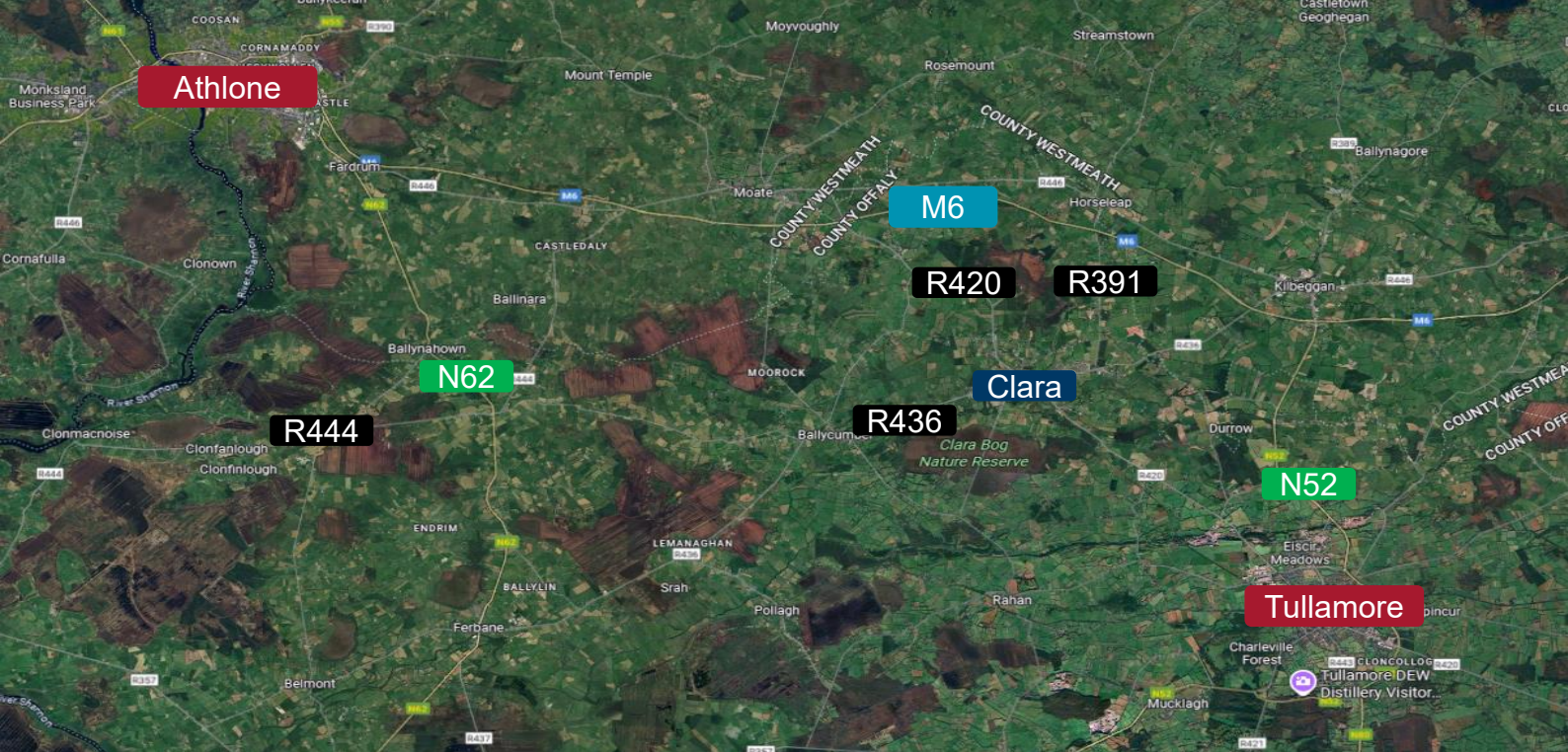
Ireland

Tel: +353 (0)1 639 9300

PSRA No.: 002222



cushmanwakefield.ie



Location

- Subject property is located in Clara, Co. Offaly and is approximately 1.4 km from Clara town centre.
- Clara is a central midland location approximately 102km from Dublin, 113km from Galway, 111km from Limerick, and 29.5km from Athlone. Tullamore is approximately 12.4km away via the R420 regional road.
- Clara Train Station is approximately 1.4 km to the east of the subject property. This station is located on the Dublin to Galway Line and the Dublin to Westport/Ballina Line.

Description

- The subject property comprises of approx. 31,240 sq ft across two buildings, a main warehouse & office building and a smaller detached warehouse to the rear. Total site size of approximately 1.71 ha (4.23 acres).
- The main building comprises of steel portal frame construction under a sawtooth roof. Loading access via 3 no. loading doors.
- The main building also includes a mix of open plan and cellular office accommodation, boardroom, W'C's, canteen, storerooms, former lab and production space. There are also two disused batching towers which can be access via the main building.
- The rear single storey warehouse is also of steel portal frame construction with a metal deck roof over. Loading access via 1 no. loading door.

Site / Facility Permit

Currently undergoing renewal by Offaly County Council for non-hazardous mixed packaging waste. (EWC code 15.01.02 and EWC code 15.01.06).

Schedule of Accommodation

Main Building

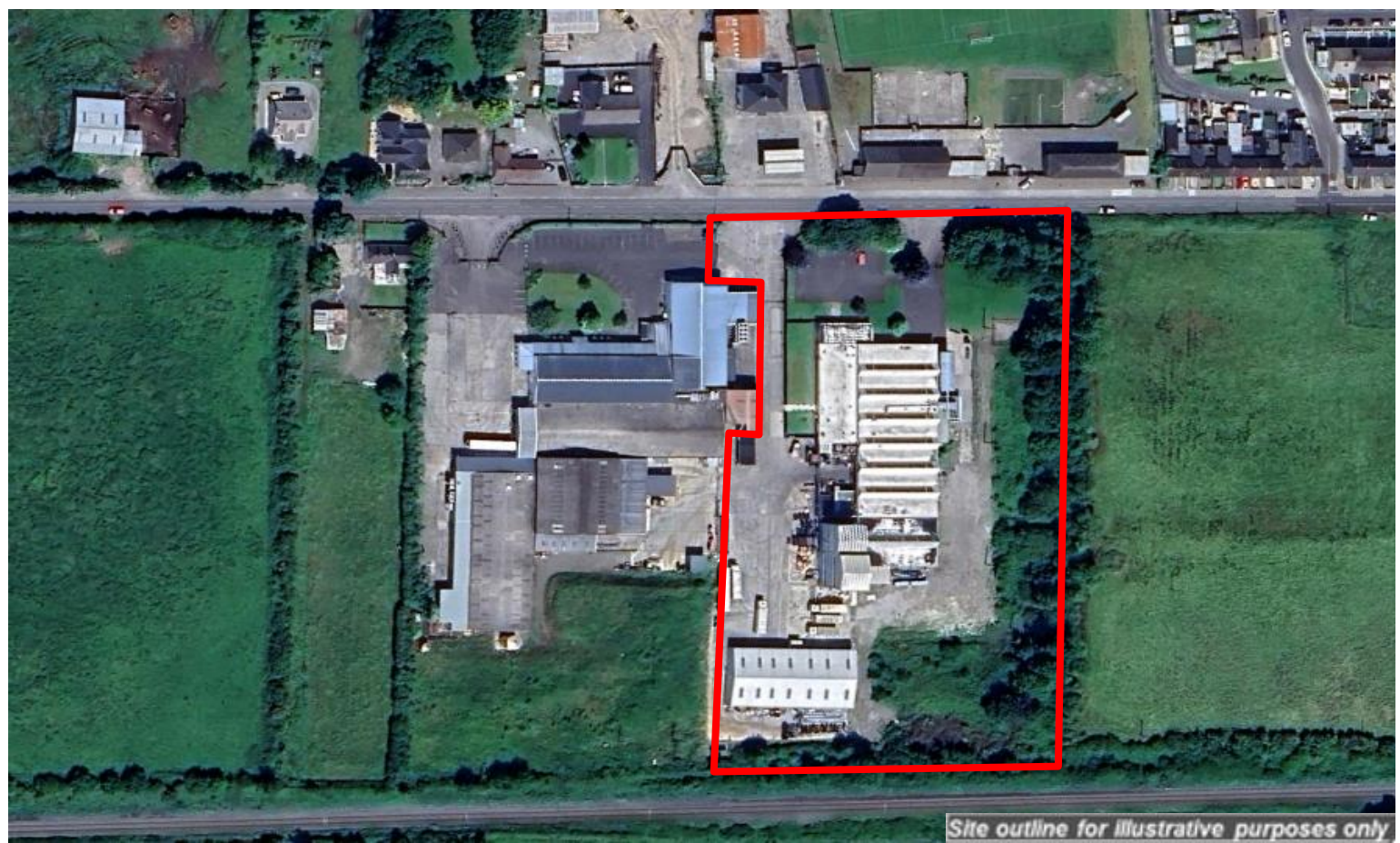
Accommodation	sq m	sq ft
Warehouse	1,568.00	16,878
Offices	442.00	4,758
Store Rooms	68.18	734
Tower 1 (ground level only)	80.99	872
Tower 2 (ground level only)	96.35	1,037
Total	2,255.52	24,278

Rear Warehouse

Accommodation	sq m	sq ft
Warehouse	646.67	6,961

Total Size

Accommodation	sq m	sq ft
Total	2,902	31,240



Title

Long Leasehold Interest for 999 years from June 1989 from the Industrial Development Authority to Associated Plastics of Ireland Limited.

Waste Matters Ireland Limited is listed as the full owner since October 2019.

Services

We have assumed that all services, including electrical, water and drainage are available to the property.

Guide Price

€600,000 (exclusive of VAT).

Viewings

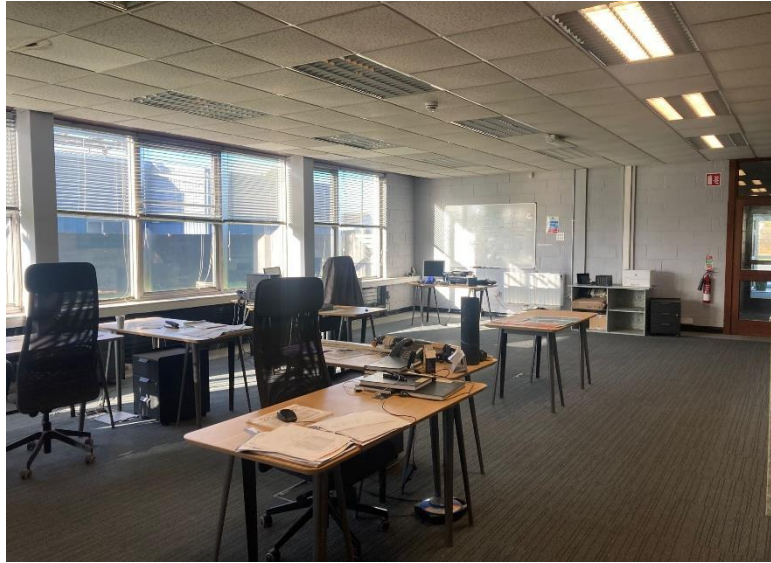
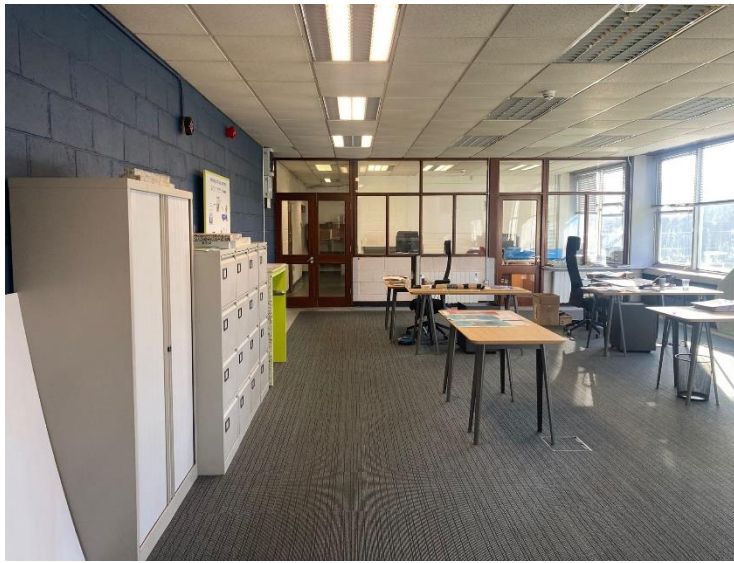
View strictly by appointment with sole agent, Cushman & Wakefield.

BER **BER** **C3**

BER Rating: C3

BER Number: 800705105

Energy Performance Indicator: 262.2 kgCO₂/m²/yr1.46



Any intended purchaser is to satisfy themselves as to the exact site and floor area of the subject property.

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