

PRIME GALWAY MANUFACTURING INVESTMENT
(Tenant not Affected)

BUILDING 1

PARKMORE WEST BUSINESS PARK // GALWAY

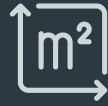


CUSHMAN &
WAKEFIELD

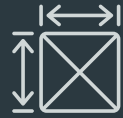
Investment Summary



Modern manufacturing unit with ancillary office and employee facilities



Extending to a total floor area of approximately 5,751 sq m (61,903 sq ft) GEA



Total site area extending to approximately 0.91 ha (2.25 acres)



Located in Galway's premier business park - Parkmore, which is fully occupied



Let to Celestica with c.5.4 years unexpired



Passing rent of €519,812 per annum with reversionary potential



Guide price of €7.5 million, breaking back to €1,304 per sq m (€121 per sq ft) - Significantly below replacement cost





Location

Galway is an established international hub for manufacturing and research in the Medtech and Life Sciences, ICT, Food and Engineering sectors, with major employers include Boston Scientific, Hewlett Packard Enterprise, Valeo Vision Systems, Avaya, Cisco, SAP, Medtronic and Celestica.

Parkmore IDA Business & Technology Park is located approximately 6.5 km on the east side of Galway city and is considered the premier industrial and logistics location in Galway due to the high specification buildings and accessibility.

Parkmore Business Park is an IDA managed business campus comprising approximately 41 hectares (100 acres) encompassing between Parkmore East and West and is well established as a manufacturing, life sciences and technology hub.

Occupiers include market leading manufacturing and international services clients such as Medtronic, TE Connectivity, UNICOM, Integer, Merit Medical, EA, and Curtiss Wright.

Highly accessible location approximately 3 km north of the N6, Galway to Dublin Road. Parkmore is approximately 1 km south of the N17 Galway – Sligo road and 6 km north of the N18 Galway – Limerick road. Accessibility will be enhanced further in the coming years through the long planned Galway City Ring Road.

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Aerial | Parkmore Business Parks



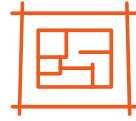
Property Overview



Detached industrial / manufacturing facility extending to a gross external area of approximately 5,751 sq. m (61,903 sq. ft.)



Eaves height of approximately 5.35 metres



Total site area extending to approximately 0.91 hectares (2.25 acres)



One dock leveller and one grade level door located on eastern elevation



LED lighting throughout the building



The building is utilised for manufacturing and as a warehouse for storing and distributing



70 surface car parking space



Accommodation Schedule

The property has the following gross external floor areas:

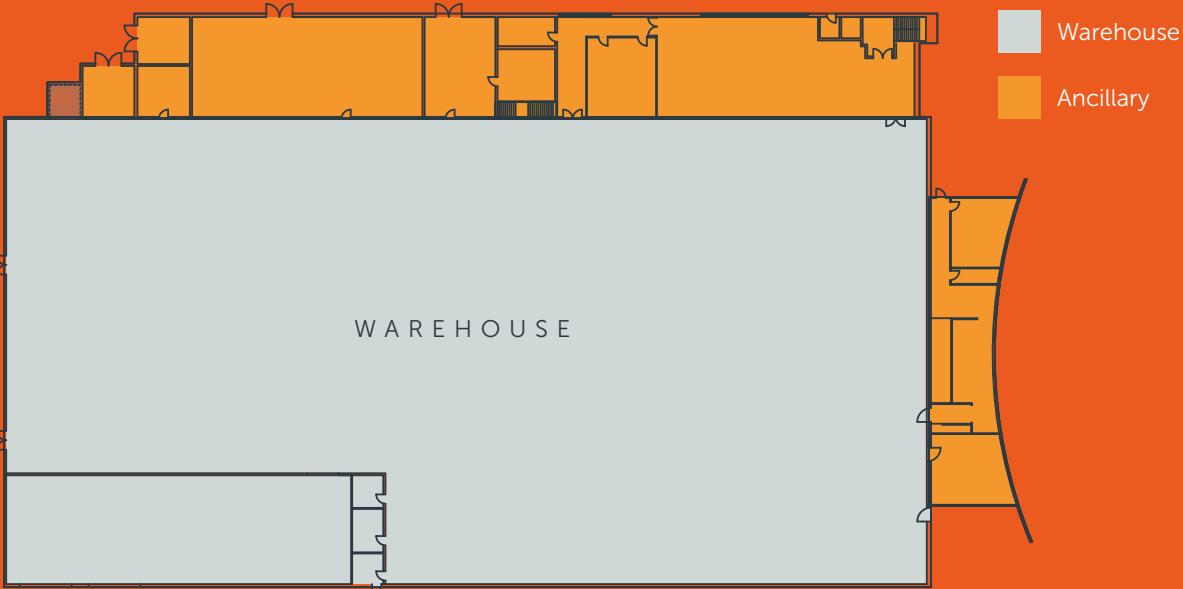
Description	Sq. m	Sq. ft
Industrial	4,010	43,163
Ground Floor Offices/Ancillary	1,000	10,764
First Floor Offices/Ancillary	741	7,976
Total	5,751	61,903

Floor areas are provided by Trident with an assignable measurement survey report available.



Floor Plans

Ground Floor



First Floor



Tenancy Details



The entire is let to Celestica Ireland Limited on 20 year full repairing and insuring lease from 1st July 2000, extended by way of Deed of Variation.



Deed of variation dates 1st August 2020 to 31st July 2030.



Passing rent of €519,812 per annum offering significant revisionary potential.



Guarantee provided by Celestica Inc.

Covenant



Celestica is a multinational design, manufacturing, hardware platform, and supply chain electronics manufacturing services (EMS) company headquartered in Toronto, Ontario. The company operates 50 sites across 15 countries.

Celestica's Galway operation specialises in automated manufacturing and provides manufacturing and assembly services, logistics solutions and

technical support throughout the various stages of product development. The site also provides configure-to-order fulfillment services leveraging sophisticated business system controls and engineering services with robust risk management for regulatory compliance in controlled environments.

The principal activity of the company is the provision of contract manufacturing services to the computer peripherals and health technology industries in Ireland.

Celestica Ireland Limited for the year ending 31st December 2023 reported turnover of €20.26 million, cash reserves of €5.12 million and net assets of €9.23 million.

Celestica Inc is listed on the Nasdaq with a market cap of \$9.5 billion as at 6th March 2025. For the year ending 31st December 2023, the company reported turnover of \$7.961 billion, cash position of \$370.4 million and net income of \$244.6 million.



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Zoning

Zoned Objective I 'Enterprise, Industry and Related Uses', under the Galway City Development Plan 2023 - 2029.

Title

Two IDA long leasehold and comprised within Folios GY5158L and GY5163L.

Price

€7.5 million, reflecting a net initial yield of 6.30% and capital value of €1,304 per sq m (€121 per sq ft).

Viewing

All viewing are strictly by appointment through the sole selling agents.

VAT

Transfer of Business relief.

BER



Agent



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