

**FOR SALE BY PRIVATE TREATY - Tenants Not Affected**

# **Unit 3&4, Lismaclean, Shannon Free Zone, Co Clare**



## **Industrial Investment Opportunity – Tenants Not Affected Unit 3&4 Lismaclean, Shannon Free Zone, Co Clare 1730 sq m / 18,620 sq ft (GEA)**

- Opportunity to acquire two modern industrial units with ancillary yards to rear
- The combined properties extend to approx. 1730 sqm / 18,620 sq.ft (GEA)
- Unit 3 – 865 sqm / 9,310 sq.ft
- Unit 4 – 865 sqm / 9,310 sq.ft
- Eaves height of 6 meters
- Both units consist of approx. 3,000 sq.ft of offices each spread evenly over ground and first floor levels
- Both units are fully occupied by with a combined passing rent of €152,500 ex vat per annum

### **Contact**

Darren Kelly

Email: [Darren.Kelly@cushwake.com](mailto:Darren.Kelly@cushwake.com)

Tel: +353 61 418 111



Cushman & Wakefield  
Third Floor  
Bedford Building  
Limerick  
Ireland  
Tel: +353 (0)61 418 111



## Location

Shannon is recognised as one of Ireland's premier employment locations. It is situated 20km northwest of Limerick and occupies a strategic position along the Atlantic corridor with excellent road connectivity to Limerick, Galway and Cork

Shannon is home to over 160 companies employing over 8,000 people across a range of occupiers in the Aviation, Life Sciences, Finance, Logistics and Manufacturing sectors.

Unit 3&4 Lismaclean are positioned directly next to Shannon International Airport giving easy accessibility to Europe and the U.S

## Lease details

Available on request

## Viewings:

Strictly by appointment with sole agents  
Cushman & Wakefield

## Description

Units 3&4 Lismaclean, offer two modern industrial units extending to a combined GEA of 1730 sqm / 18,620 sq.ft Both units offer an identical floor area with approx 3,000 sq.ft of office accommodation spread evenly over ground and first floors

Both properties have the benefit of enclosed yards to the rear extending approx. 199 sqm (unit 3) and 230 sqm (unit 4)

Unit 3 offers one roller shutter to the rear with Unit 4 offering two roller shutters to the rear and one at the front of the property. The properties further benefit from Gas central heating, an eaves height of 6 meters and are in fantastic condition throughout

Both properties are fully occupied with a combined passing rent of €152,500 per annum.

## Guide Price

€1,620,000 ex vat

