

FOR SALE BY PRIVATE TREATY (Tenant not affected)



Unit 1D Tougher Business Park, Ladytown, Naas, Co. Kildare



SUMMARY

For Sale by Private Treaty (Tenant not affected)

Modern logistics/distribution facility extending to 4,227 sq.m (45,500 sq.ft) plus mezz

Superb location off the M7 with accessibility to the M50, M9 etc.

Let under a new lease to Pharmapac Ltd at a rent of €132,000 (exclusive)

10 year FRI lease from April 2015 with no break options

Occupiers within the Park include DSV, Penney's, Lidl, Domino's Pizza & Elsatrans

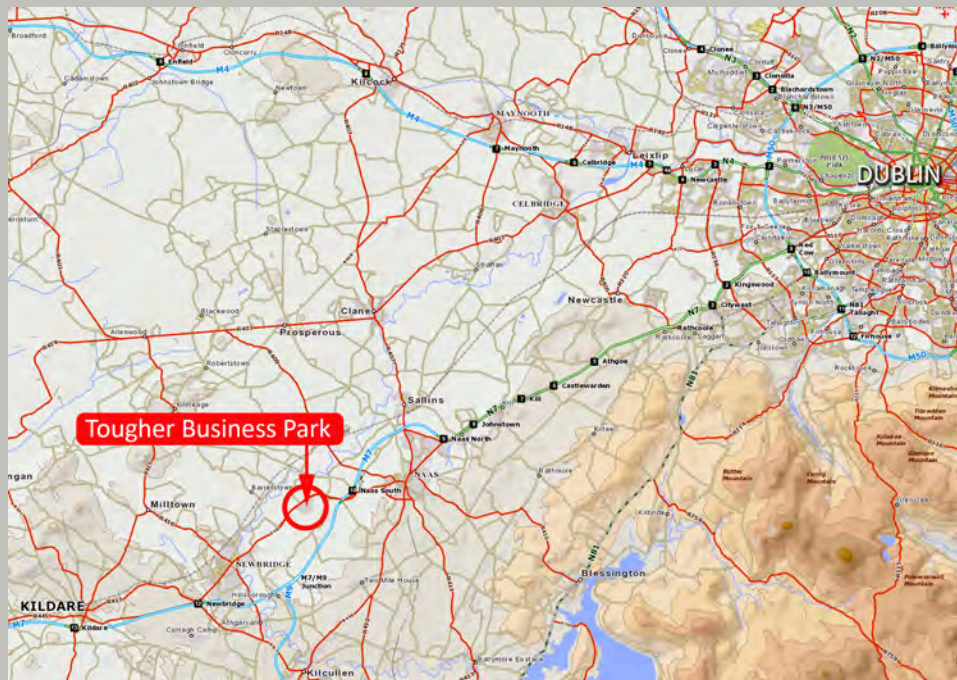
LOCATION

Situated just off the M7 (Junction 10) approx. 30 kms south west of the M50

Excellent accessibility to the M7, M9, M50 and all main arterial routes

The wider area is home to national distribution centres for Lidl, Aldi, Penney's and DSV

Approx. 5 kms from Newbridge and 6.5 kms from Naas



DESCRIPTION

Modern logistics/distribution unit within an established Business Park

Total ground floor area of 4,227 sq.m (45,500 sq.ft)
G.E.A (excluding mezzanine)

Part of the warehouse has been fitted out as a chill room

Loading access via 9 no. dock levellers and 1 no. ramp

Clear eaves height of 6.0 metres (excl. mezz)

Occupies a self-contained site of 2.04 acres with extensive concrete yard

Description	Sq.m	Sq.ft
Ground floor warehouse	4,023	43,305
Ground floor offices/ancillary	204	2,195
Total	4,227	45,500
Mezzanine (Non-structural)	2,793	30,063



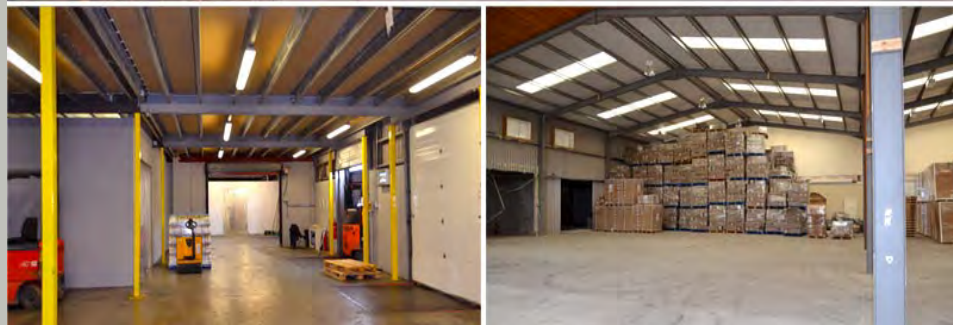
TENANCY

Leased to Pharmapac Ltd on a new 10 year lease from 12th April 2015 with no break options

Current rent of €132,000 per annum (exclusive)

Full repairing and insuring lease terms with five yearly rent reviews

The tenant provides contract packaging services to a large number of well-known companies



TITLE

Long leasehold
(effective freehold)

BER



PRICE

On application

VIEWINGS

Strictly by appointment only

Unit 1D Tougher Business Park, Ladytown, Naas, Co. Kildare

AGENTS



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