

FOR SALE BY PRIVATE TREATY with the benefit of vacant possession



## Former Cartamundi Ireland Production Facility, Cork Road, Waterford

Lisney COMMERCIAL REAL ESTATE

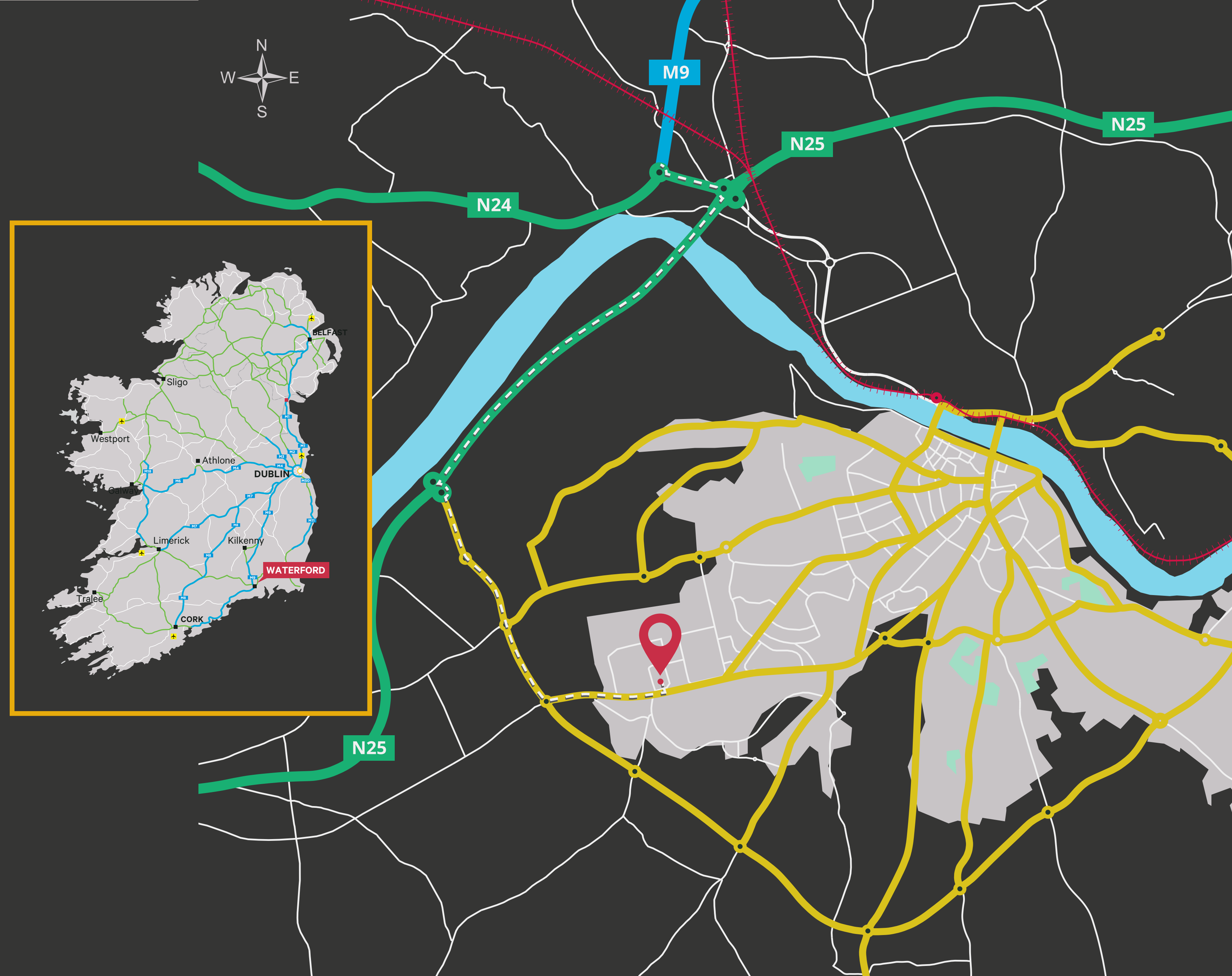
CBRE

# Location

The subject property is located in the IDA Industrial Estate, which is situated on the Cork Road to the west of Waterford city. The property lies approx. 3.4 km to the south of the N25/R710 dual carriageway junction, which provides easy access to the M9 motorway linking Waterford to Dublin. The property is approx. 4.5km from Waterford city, with the immediate area generally comprising of retail, warehousing, production and manufacturing facilities, with residential development and South East Technological University (SETU) located to the east of the subject property. SETU is a university-level institution with over 10,000 students and 1,000 staff, with a range of academic programmes covering Science, Informatics, Engineering, Architecture, Business and Education.

Waterford Airport is located approx. 11km away and the city is serviced by the Irish railway network, with a regular direct commuter service to Heuston Station in Dublin from Plunkett Station, located approx. 4.4km away.

The surrounding environs have proven popular amongst well-established healthcare and pharmaceutical companies to include Bausch & Lomb, Teva Pharmaceuticals, West Pharmaceutical, Sanofi, Arkopharma, Eirgen Pharma, Schivo Medical and RelateCare. Multiple trade, storage and logistics related occupiers such as Chadwicks, Bolands, U-Store It, Store-All Logistics, Waterford Stanley are also based in the immediate locality.



## Drive Times



**5 mins**

N25 Dual-carriageway



**9 mins**

M9 Motorway



**9 mins**

Waterford City



**13 mins**

Waterford Port



**13 mins**

Waterford Airport

## Neighbouring Occupiers

**BAUSCH+LOMB**

**teva**

**West**

**sanofi**

**Arkopharma**  
LABORATOIRES

**eirgen**  
PHARMA

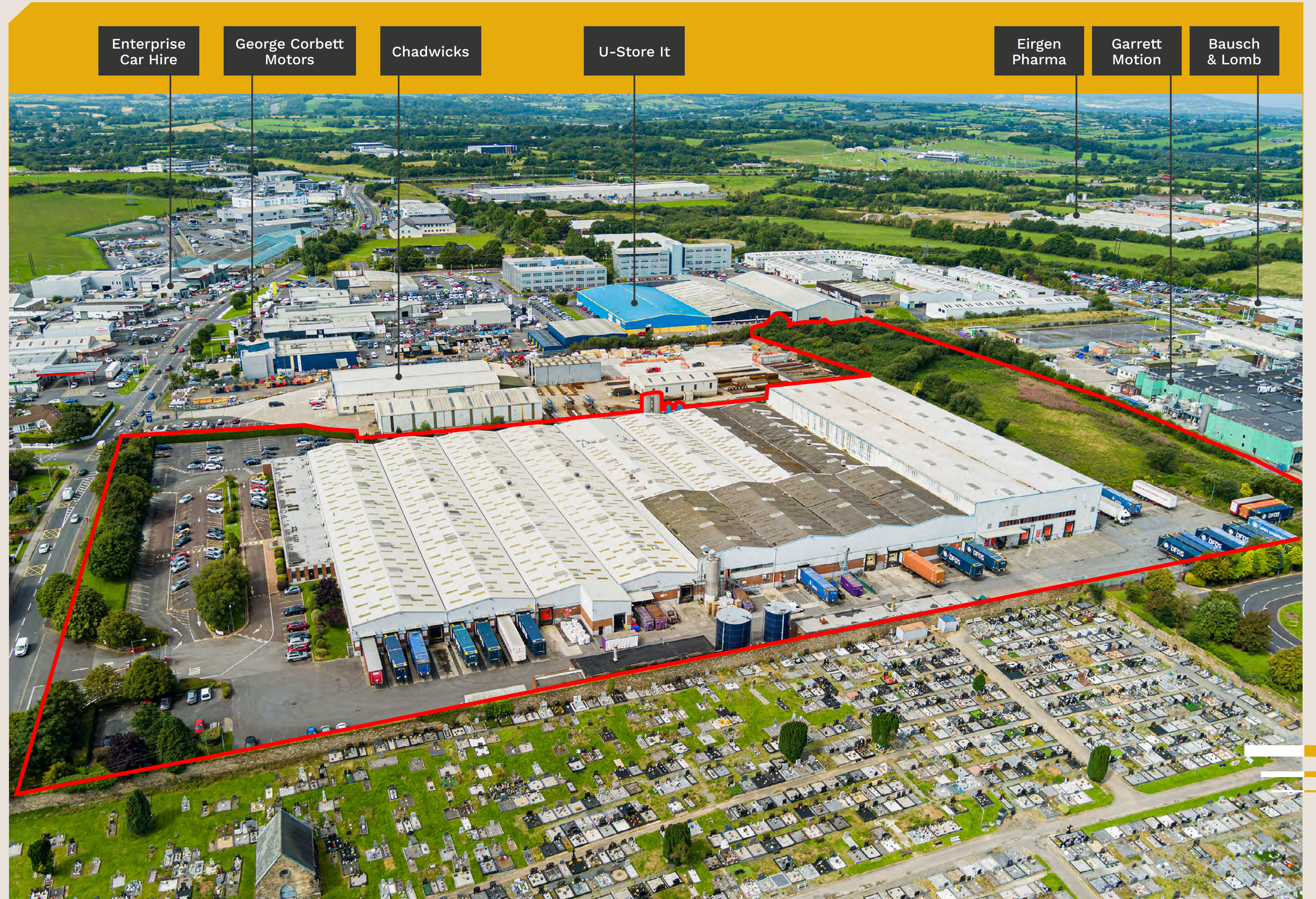
**Schivo**

**RelateCare**  
Communi

**U STORE IT**

**STORE-ALL**  
LOGISTICS

**CHADWICKS**  
LET'S GET IT DONE





# Asset Overview

## Warehouse

- Warehouse section extends to approx. 20,464 sq. m. (220,272 sq. ft.)
- Clear internal height ranges from approx. 4.5 – 11 metres
- Steel frame construction
- Sprinkler system throughout
- Metal deck roof to part, encapsulated asbestos roof to part and asbestos roof to part
- Loading access via 19 dock levellers and 4 grade level doors
- Yard depth of approx. 33 metres with scope for approx. 75 metre yard



## Offices

- Single-storey offices extending to approx. 1,023 sq. m. (11,011 sq. ft.)
- Carpeted floors
- Painted and plastered walls
- Suspended ceilings with recessed fluorescent lighting
- Air conditioning

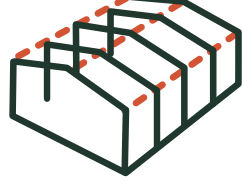
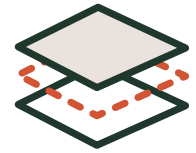







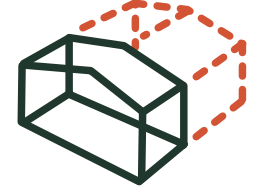


## Site

- Secure, self-contained site of approx. 5.66 ha (approx. 14 ac)
- Approx. 240 no. car parking spaces including 1 no. EV charging point
- Site benefits from dual access off Cork Road and from the neighbouring IDA Business Park
- Scope to construct large yard to gable end or extend the existing facility

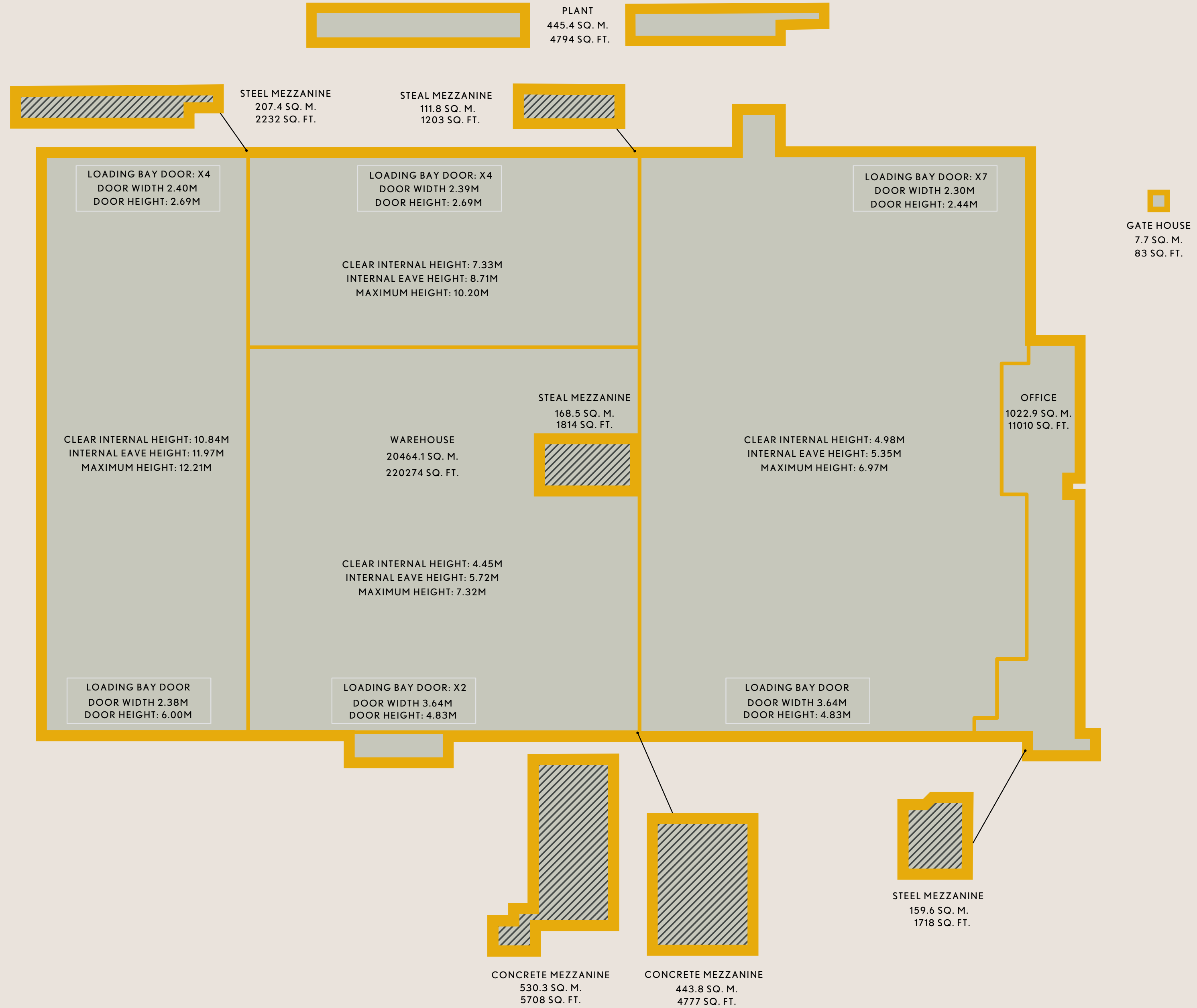


# Specification

 <p>STEEL PORTAL FRAME CONSTRUCTION</p>	 <p>REINFORCED CONCRETE FLOORS</p>	 <p>INSULATED CLADDING TO EXTERNAL ELEVATIONS</p>	 <p>APPROX. 4.5 – 11 METRE CLEAR INTERNAL HEIGHT</p>	 <p>19 DOCKS AND 4 GRADE DOORS</p>
 <p>STAFF CANTEEN</p>	 <p>SECURE SITE</p>	 <p>PARKING FOR APPROX. 240 CARS</p>	 <p>CCTV AND FLOODLIGHTING</p>	 <p>POTENTIAL FOR EXPANSION</p>



# Site Plan





## Schedule of Accommodation

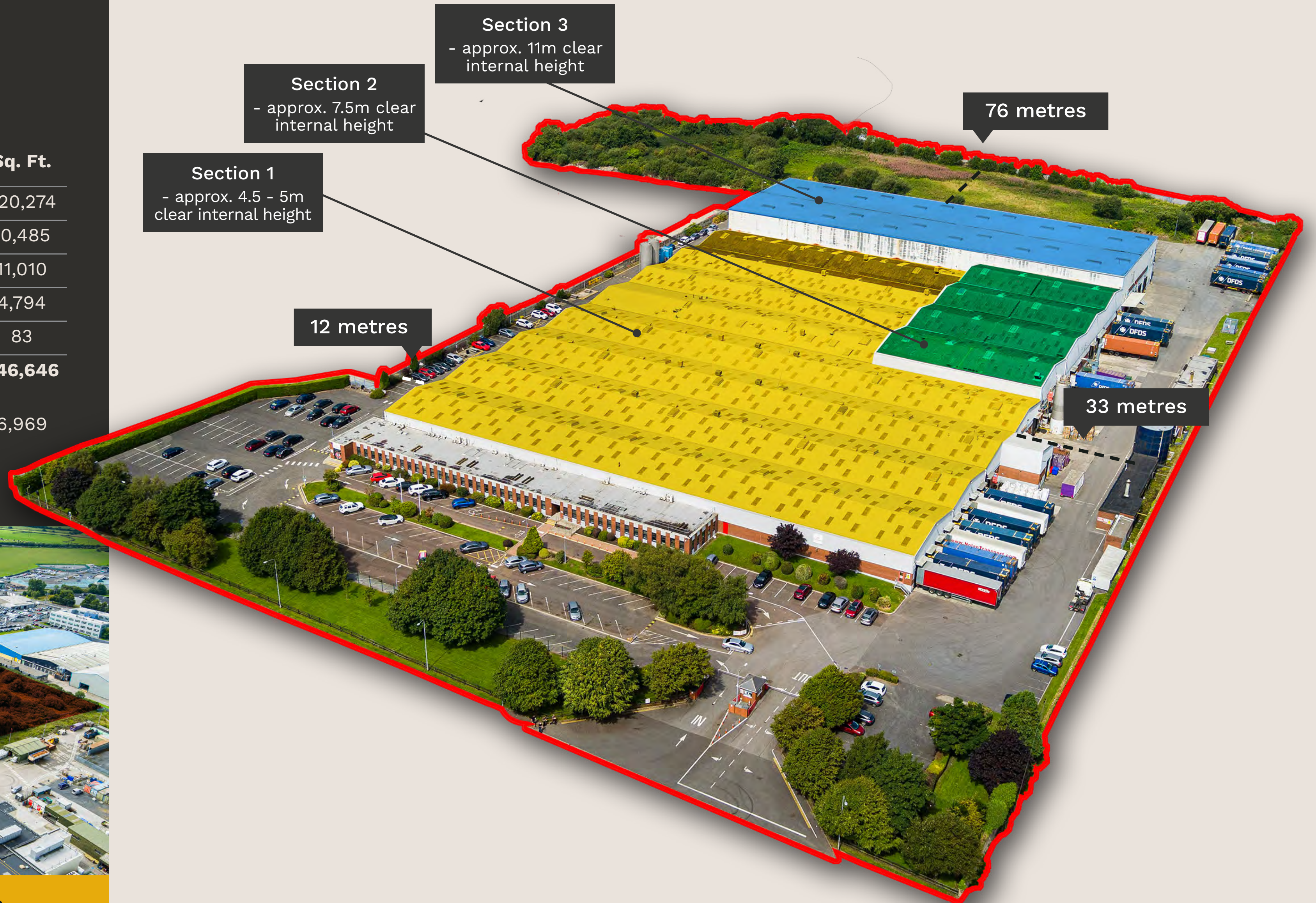
Floor	Sq. M	Sq. Ft.
Warehouse	20,464.10	220,274
Concrete Mezzanine Space	974.10	10,485
Offices	1,022.90	11,010
Plant	445.40	4,794
Gate House	7.7	83
<b>Total</b>	<b>22,914.20</b>	<b>246,646</b>

Steel Framed Mezzanine Space 647.60 6,969

Measurement Application - Gross External



Approx. 4 acres of expansion space



### Price

On application

### Inspections

By appointment only with the joint selling agents.

### Title

999 year IDA long leasehold

### BER Details



BER Number: 800941536

BER Rating: G

Energy Performance Indicator:  
877.18 kWh/m2/yr



## Joint Agents Contacts

# CBRE

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