

FOR SALE

MANUFACTURING FACILITY

**FORMER CORMAN MILOKO IRELAND
DEERPARK, CARRICK-ON-SUIR, CO. TIPPERARY**



APPROXIMATE OUTLINE – FOR IDENTIFICATION PURPOSES ONLY

KEY BENEFITS:

- Former Food Production Facility.
- 6,091 sq. m./65,563 sq. ft.
- 4 Ha. (9.9 Acres) to include 3.8 Acres of Potential Expansion Lands.
- Linear Site adjoining the River Suir.
- Fronts the N24 Clonmel Road.
- Carrick-on-Suir: 2 km.
- Includes Factory, Offices & Warehouse.
- On-Site Waste Water Treatment Plant.
- Sale includes certain Plant & Machinery.
- Suitable for alternative Industrial / Storage Uses (stp).

**FULL INFORMATION PACK
AVAILABLE ON REQUEST**

**BIDS DUE MONDAY 14TH AUGUST
2023 AT 4 PM**



Lavelle Commercial Property

6A Sycamore House, Millennium Park, Naas, Co. Kildare W91 P082

Telephone: (045) 540400

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FURTHER INFORMATION & VIEWING

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Location

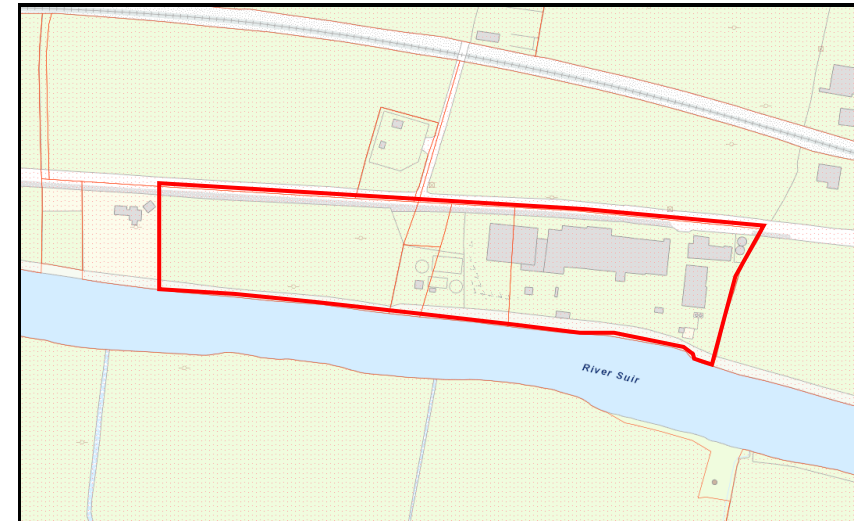
- 2 km west of Carrick-on-Suir, on the south side of the N24 Clonmel Road, a main national primary route linking Waterford to Limerick City.
- The facility occupies a linear site between the N24 and the Suir River.
- Carrick-on-Suir is located in the south eastern corner of Tipperary, approx. 21 km east of Clonmel and 27 km north west of Waterford. Carrick-on-Suir, with a population of 5,771 (Census 2016), is the 4th largest settlement in the county, classified as a District Town in the County Development Plan.
- MSD Ballydine (medicines manufacturing and R&D) is located approx. 4 km to the west of the property.
- Eircode: E32 XH66

Travel Times:

Destination	Drive Time
Carrick-on Suir	5 Mins
Clonmel	17 Mins
Waterford	36 Mins
Limerick	1 Hr 30 Mins
M9 Motorway (Exit 10)	30 Mins
Cahir/M8 Motorway	35 Mins
Dublin (Red Cow)	1 Hr 55 Mins

(Source: Google Maps – Normal Traffic)

Copy Site Plan (For Identification Purposes Only)



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Property

- Former food production facility providing factory building, two storey office block, laboratory and rear storage warehouse.
- Total Site Area: 4 ha. / 9.9 acres (to include c. 3.8 undeveloped lands).
- The factory is laid out as production/packaging areas, chilled storage areas, staff facilities, and significant plant rooms and silos etc., mainly located on either side of the factory building.
- The two storey office block mainly provides partition office space including boardroom with front surface car park.
- Single storey purpose built laboratory building.
- The warehouse, accessed via a covered canopy from the factory, provides open plan storage space with part chilled area (eaves height at 6 metres).
- On-site waste water treatment plant.
- The property has a power capacity of 650 kva.

Accommodation: (Gross External Area)

Description	sq.m.	sq.ft
Factory Complex (includes Cold Stores – 626 sq. m.)	3,552	38,233
Office Block	410	4,413
Laboratory	226	2,433
WB Control Room	17	183
Boiler House/Maintenance	616	6,631
Warehouse	1,270	13,670
Total	6,091	65,563

All intending purchasers are specifically advised
to verify the floor areas and undertake their own due diligence.

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Zoning

The property is located outside any zoned area.

Services

We understand that the property is serviced by mains gas and electricity, an onsite well water supply (including a chlorination system), and an onsite effluent treatment plant.

Title

We have been informed that the site is freehold.

BER

BER Rating: **F**
BER No.: **800933665**

Price

On Application

Viewing

Strictly by appointment only.

Plant & Machinery

Schedule of included Plant & Machinery available on request.

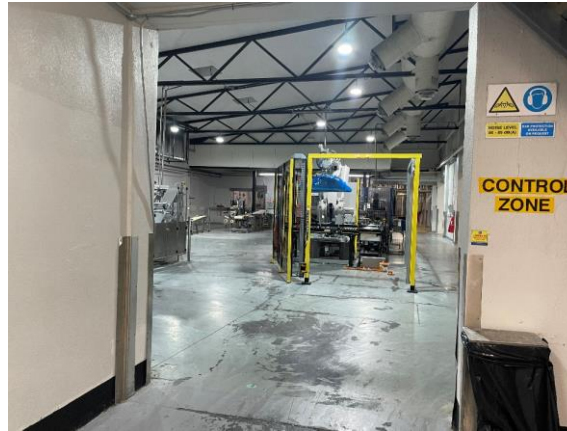


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