

FOR SALE



For identification purposes only.

## UNITS ONE (A, B & C) AND UNIT TWO KNOCKANRAHAN INDUSTRIAL ESTATE, ARKLOW, CO. WICKLOW

Extending to approx. 3,293 sq.m. (35,451 sq.ft.) on approx. 1.07 hectares (2.65 acres)

# Location

Knockanrahan Industrial Estate is situated in a prime location to the south of Arklow and approximately 2.8kms from the M11 motorway at junction 21, approximately 100kms from Dublin Airport, 30kms to Wicklow and 56kms from Bray. The M11 is the main artery leading from Dublin to Rosslare. Rosslare is one of Ireland's largest seaports serving the European Continent and the United Kingdom. This makes it easily accessible from Dublin, Wexford, and other major centres along the east of Ireland and nationwide.

The estate is located in an established commercial area, which is home to a host of businesses across a range of sectors including retail, manufacturing, logistics, and engineering. Some of the adjoining occupiers include TJ O'Mahony Builders Providers, Mr Price Discount Store, Heat Merchants, Pet Masters' and An Post. There are a number of high-profile commercial occupiers based in Arklow including Servier, Arklow Shipping, Tesco, Lidl and Aldi. Echelon Data Centres are planning a new state of the art Data Centre and IT park while SSE Airtricity operate the Arklow Wind bank Park.

Arklow is the third largest town in Co. Wicklow, with a population of approximately 13,399 persons (census 2022) and with a young population with almost 60% under the age of 44. Arklow is well serviced by road, rail, bus and sea with Iarnród Éireann operating a regular train service with access to Dublin city centre and Wexford town with Bus Éireann and Wexford Bus operating regular services too.





Avoca River

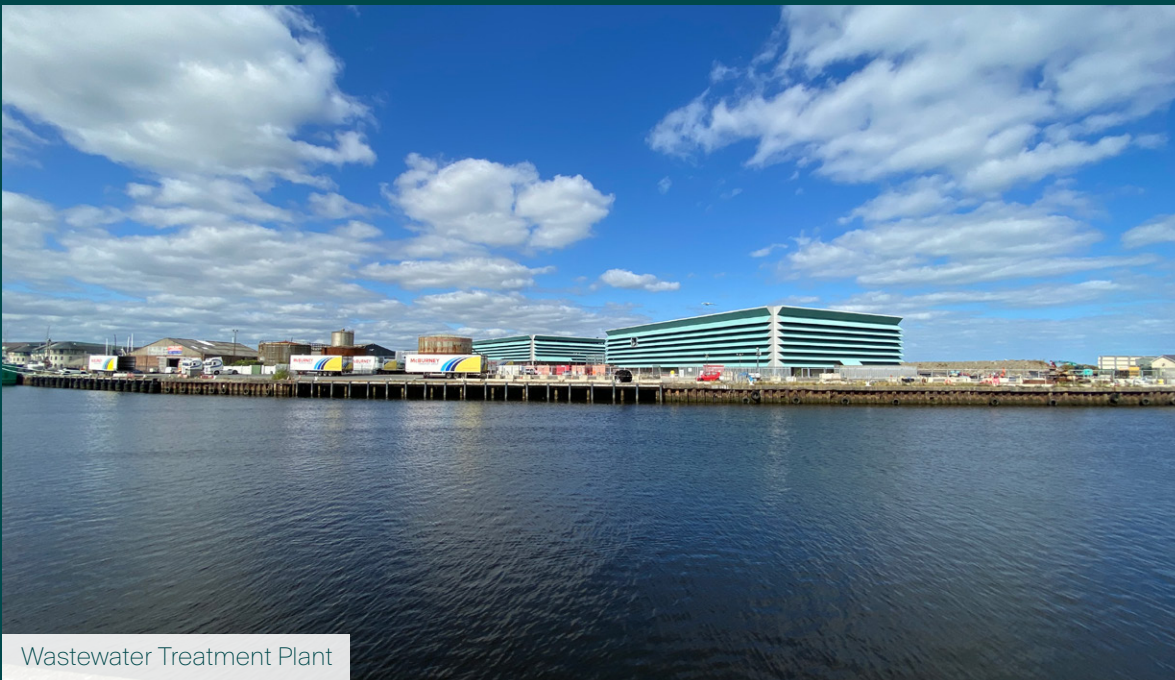


Junction 20





Arklow Rail Station



Wastewater Treatment Plant

## Town Planning

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The entire site extends to approx. 1.07 hectares (2.65 acres) and subject to the necessary Statutory consents could be redeveloped.

The property falls under the Arklow and Environs Local Area Plan 2018 – 2024 and is zoned objective E1 Employment which is

*“To provide for the development of enterprise and employment”.*

Uses include general and light industry, office uses, enterprise units, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, community facilities, educational, utility installations and ancillary developments for employment and industry uses in accordance with the County Development Plan.

## Arklow Wastewater Treatment Plant

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A new state of the art Wastewater Treatment Plant is under construction at the Old Wallboard Factory, North Quay, Ferrybank. According to Uisce Eireann, the project is important in terms of protecting the environment, facilitating economic development, and providing for a growing population. It is also a requirement under both European and national legislation. Works commenced construction in 2021 and are due to be completed mid-2025.

# Description

The entire comprises of 4 warehouse units extending in total to approx. 35,451 sq.ft. (3,293 sq.m.) gross external floor area, all of which is situated on a regular shaped site extending to approx. 1.07 hectares (2.65 acres).

Units 1 (A, B & C) are accessed to the front via an electric sliding gate, while unit 2 has separate access to the front via low-level gates with timber supporting posts. The entire site is bounded with a mix of concrete walls / exposed block walls with capping or palisade fencing over. The forecourt and yard areas comprise a mix of concrete and gravel.

Unit 1 A	Unit 1 B & C	Unit 2
<ul style="list-style-type: none"><li>• Extends to approx. 2,885 sq.ft. (268 sq.m.) gross external floor area</li><li>• Steel frame construction, concrete floor with infill concrete block walls, metal panel sheeting in part to the side, asbestos roof incorporating translucent roof panels and strip lighting</li><li>• Eaves height of approximately 4.15m</li><li>• Shower, wc and kitchenette</li><li>• Temporary mezzanine portacabin (c. 19.4 sq.m. / 209 sq.ft. not included in floor area)</li><li>• Single roller shutter door to front with separate pedestrian door</li></ul>	<ul style="list-style-type: none"><li>• Extends in total to approx. 21,738 sq.ft. (2,019 sq.m.) gross external floor area (includes single-storey office building to the front of 76 sq.m. / 813 sq.ft. and separate rear warehouse of 160 sq.m. / 1,729 sq.ft.)</li><li>• Main warehouse is split level of steel frame construction, concrete floors with infill concrete block walls, combination of corrugated asbestos / fibre cement and metal cladding panels, asbestos roof with replaced metal deck panel section to the front on one side all incorporating translucent roof panels</li><li>• Eaves height of approximately 4.2m</li><li>• 1 roller shutter door to front and side</li><li>• 1 steel door with inset pedestrian door to rear Unit C</li><li>• Single storey office building to the front with separate pedestrian access, concrete block construction with flat felt roof over, carpet/tiled floor, strip lighting, painted walls and double-glazed aluminium windows. Internally there are two office rooms and wc / tea station area and the office is heated via a solid fuel stove with radiators</li></ul>	<ul style="list-style-type: none"><li>• Extends to approx. 10,828 sq.ft. (1,006 sq.m.) gross external floor area</li><li>• Steel frame construction, concrete floor with infill concrete block walls, asbestos roof with internal panelling</li><li>• Eaves height of approximately 4.36m</li><li>• 1 level access door to front and rear</li><li>• Two storey office building to the front with separate shuttered pedestrian access, concrete block construction rendered externally with flat roof, timber first floor, (side accessed) exposed painted block walls internally and timber windows. Laid out with a mix of office rooms, wc, store with strip lighting and heated via electric wall mounted heaters</li></ul>

# Schedule of accommodation

DESCRIPTION	SQ.FT.	SQ.M.
<b>Unit 1 A</b>		
Warehouse	2,885	268
<b>Unit 1 B &amp; C</b>		
Main warehouse	19,196	1,783
Rear Storage - Unit C	1,729	160
Single storey office accommodation to front	813	76
<b>Unit 2</b>		
Warehouse	9,284	863
Two storey office accommodation to front	1,544	143
<b>Total Gross external floor area</b>	<b>35,451</b>	<b>3,293</b>

\*Intending purchasers are specifically advised to verify all information including floor, site areas etc. See DISCLAIMER. Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake and satisfy themselves with their own investigations and into the working order of these items.

**BER**







Unit 1 B



Unit 1 C



Unit 1 A and B



Unit 1 A and B





## Tenure

We understand the property is held freehold.

## Tenancy

Unit 2 is let to Dominic Smith Electrical Ltd, on a short-term business letting agreement (internal repairing and insuring) expiring 30th June 2025. The tenant is discharging a rent of €40,000 pa plus VAT and Outgoings. There is a signed Deed of Renunciation in place.

## Method of sale

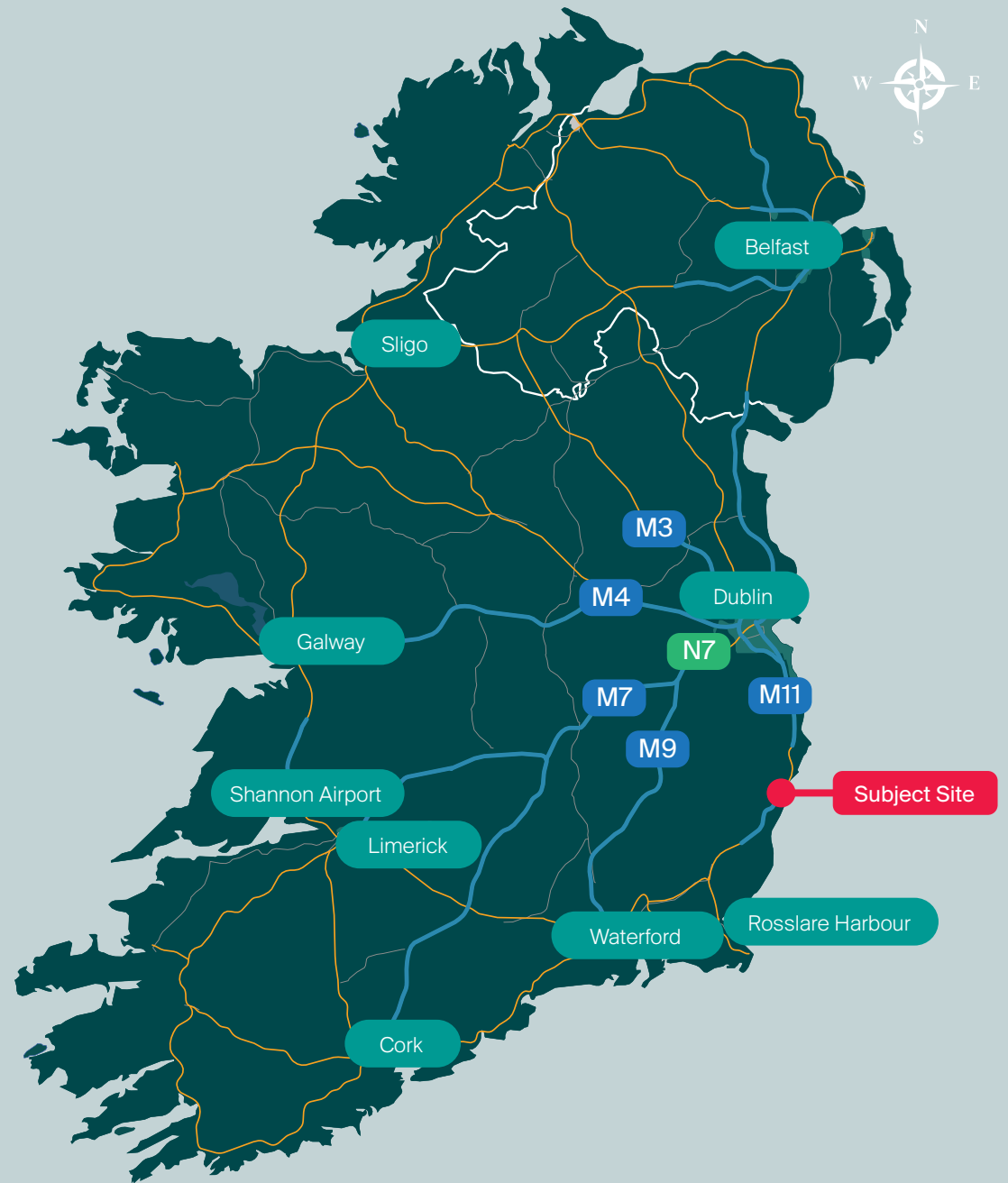
The property is a single asset held in a trading company called Nortcourt Ltd and will be sold by way of a share purchase agreement. Intending purchasers should satisfy themselves with regard to the company etc.

## Price

On application.

## Viewing

Strictly by prior appointment with the sole selling agents Knight Frank.



### Travel Times from Arklow

Rosslare – 1 hr 2m

Dublin Airport – 1hr 10m

Limerick City – 2hrs 43m

Waterford City – 1hr 18m

Dublin Port – 1hr 14m

Cork City – 2hrs 54m

Shannon Airport – 2hr 53m

Wexford Town – 50m



For identification purposes only.

## Contact

### Sales Agent

**Marcus Bell**

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086 835 2555

### Solicitors

**Fergus Kinsella**

Cooke & Kinsella Solicitors  
Wexford Road  
Arklow,  
Co. Wicklow

### Accountants

**Niall O'Carroll**

N O'Carroll & Co.  
Chartered Accountants & Registered Auditors  
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Clonsaugh, Dublin 17



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