PRIME
VACANT
COMMERCIAL
FACILITY

FOR SALE/TO LET

EXISTING
FITOUT
SUITABLE FOR
A VARIETY OF
USES

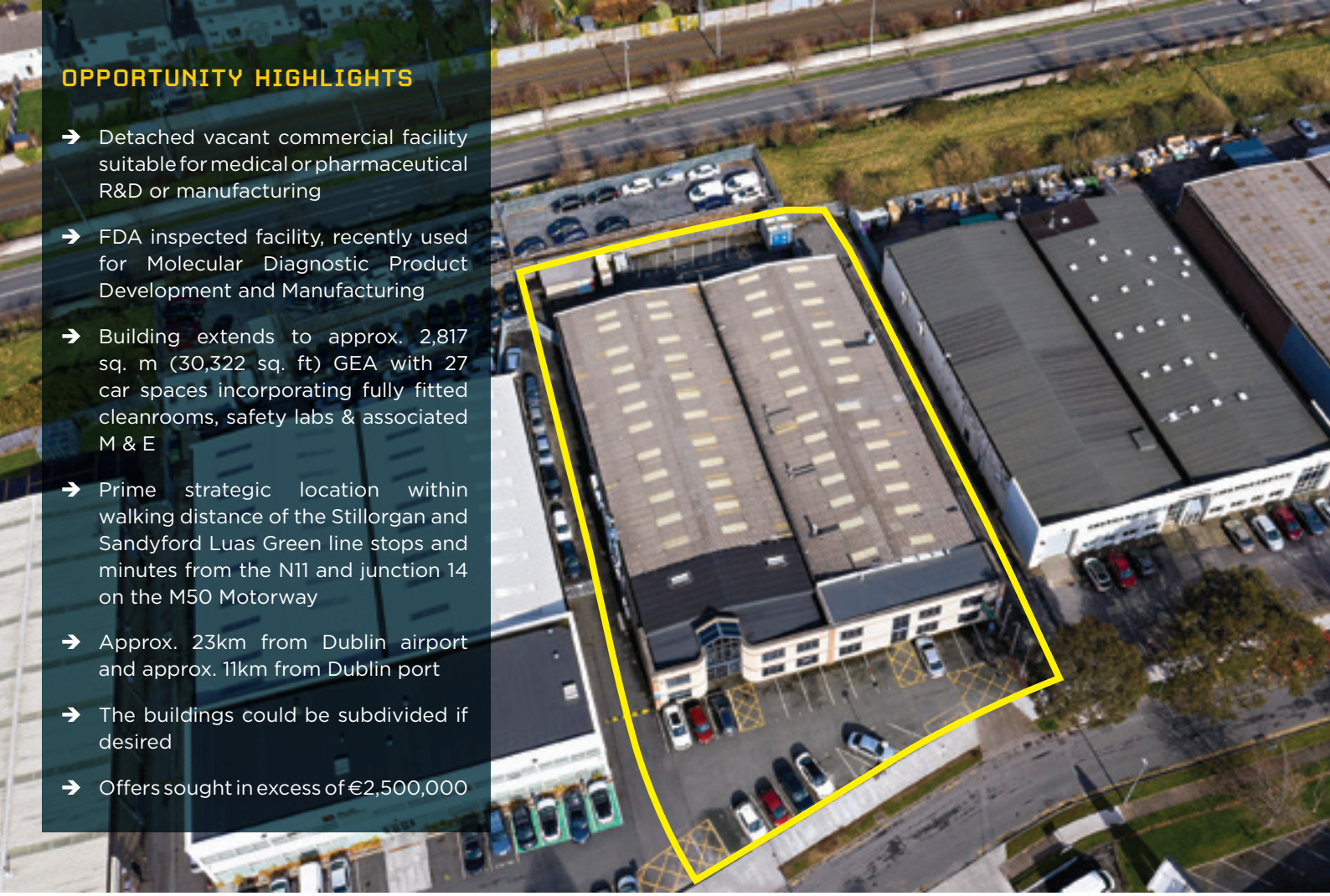
UNITS
13-14
HOLLY
AVENUE

Stillorgan Industrial Park,
Co. Dublin, A94 DD83

SUITABLE FOR MEDICAL / PHARMA MANUFACTURING OR R & D

OPPORTUNITY HIGHLIGHTS

- Detached vacant commercial facility suitable for medical or pharmaceutical R&D or manufacturing
- FDA inspected facility, recently used for Molecular Diagnostic Product Development and Manufacturing
- Building extends to approx. 2,817 sq. m (30,322 sq. ft) GEA with 27 car spaces incorporating fully fitted cleanrooms, safety labs & associated M & E
- Prime strategic location within walking distance of the Stillorgan and Sandyford Luas Green line stops and minutes from the N11 and junction 14 on the M50 Motorway
- Approx. 23km from Dublin airport and approx. 11km from Dublin port
- The buildings could be subdivided if desired
- Offers sought in excess of €2,500,000



LOCATION

The property benefits from an excellent position within Stillorgan Industrial Park, a well established strategic suburban commercial location in the Stillorgan/Sandyford area just 10km south of Dublin city centre.

Stillorgan Industrial Park benefits from excellent connectivity given its proximity to key transport infrastructure. The N11 and Junction 14 on the M50 are minutes away. Stillorgan and Sandyford Green Luas stops and other public transport facilities are within walking distance of the property. In addition to traditional industrial and warehouse users, other end users in the park include motor showrooms, leisure operators, builder providers, tile & bathroom showrooms and home & garden retail warehouses. The location of the industrial park attracts this variety of users given its close proximity to residential neighbourhoods and Sandyford Business Park which is a mixed-use area containing a hospital, hotel, offices, supermarkets, retail stores, food outlets, leisure facilities, retail warehouses and industrial units.

5 minute walk to Luas stop

4 minute drive to M50 Motorway

DESCRIPTION

13-14 Holly Avenue is a modern, two storey detached commercial property which was recently used for Molecular Diagnostic Product Development and Manufacturing. The high spec building extends to approx. 2,817 sq. m (30,322 sq. ft) GEA on a site of approx. 0.37 ha (0.91 acre). The property benefits from generous car parking with 27 spaces provided to the front, side and rear. Loading access is provided via two no. ground level roller shutter doors.

Internally the property is fully fitted to provide modern accommodation with reception, boardroom, canteen, locker rooms, open plan and cellular offices along with high spec production and manufacturing facilities.

Extensively equipped premises suitable for R&D or manufacturing of pharmaceutical or medical diagnostics products. Recently used for Molecular Diagnostic Product Development and Manufacturing, this facility has in the past been inspected by US FDA on multiple occasions.

Fully equipped with three ISO Class 8 cleanrooms, extensive pharma-grade GMP manufacturing areas, Class 3 Biological safety lab, five cold rooms (2-8 degrees), freeze dryer services, warehouse and quality control lab, 140kW chilled water supply, 515kW gas fired boiler, purified water (200ltr/hr), 3 compressed air systems and sprinkler system.

The facility has a 210KVAb electrical supply connection with an on-site substation for potential MIC increase, and a 316kva standby generator. There is a Trend 963 building management system controlling all plant /utility metering and ACT door access control throughout.

An assignable Building Survey has been undertaken by the Vendors and is available on request.

The layout is very flexible and and can accommodate the wide variety of users the location attracts. The property benefits from multiple entrances enabling convenient division to self contained units of varying sizes if desired.

SCHEDULE OF ACCOMMODATION

The approximate Gross External Areas (GEA) as follows:

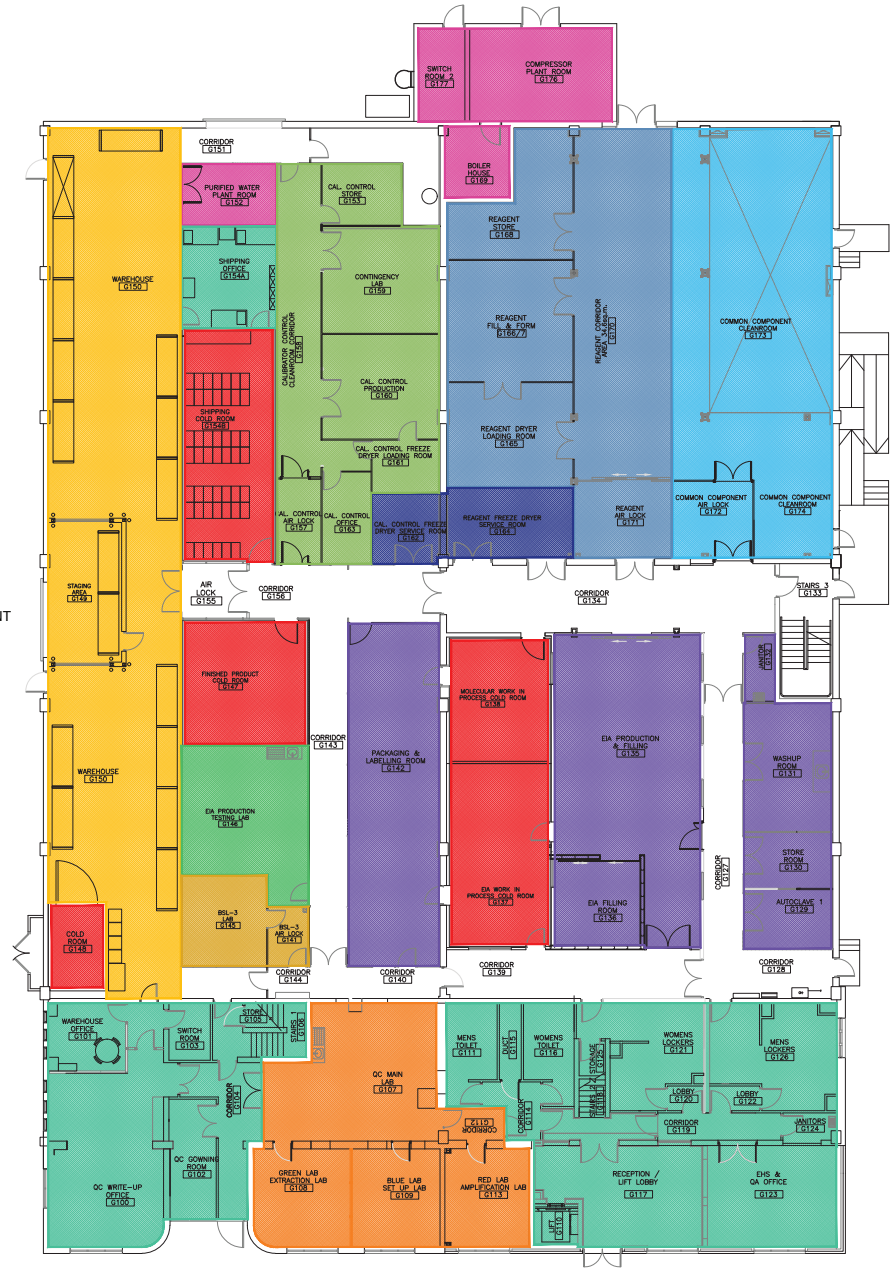
Description	Sq. M	Sq. Ft
Ground Floor	1,918	20,645
First Floor	899	9,677
Total:	**2,817**	**30,322**

Floor Areas were measured on a GEA basis by Module who will provide a letter of reliance.

FLOOR PLANS

GROUND FLOOR

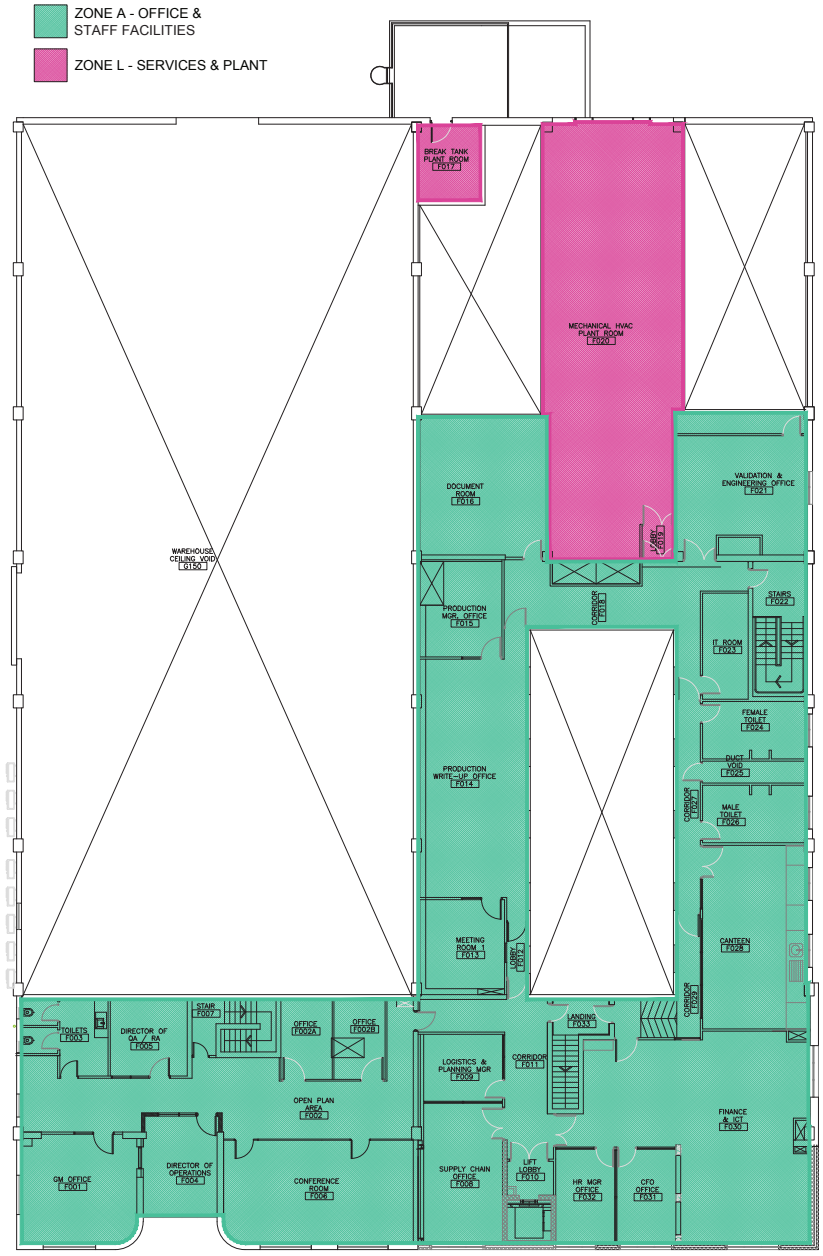
- ZONE A - OFFICE & STAFF FACILITIES
- ZONE B - QC LABS
- ZONE C - COLD ROOMS
- ZONE D - WAREHOUSE
- ZONE E - BSL LAB
- ZONE F - PRODUCTION LAB
- ZONE G - PRODUCTION AREA
- ZONE H - CLEANROOM 1
- ZONE I - CLEANROOM 2
- ZONE J - CLEANROOM 3
- ZONE K - FREEZE DRYER SERVICES
- ZONE L - SERVICES & PLANT



Ground Floor			
Zone	**Description**	**Area**	
		m²	**ft²**
Zone A	Office & Staff Facilities	299.4	3,223
Zone B	QC Labs	108.3	1,166
Zone C	Cold Rooms	142.3	1,532
Zone D	Warehouse	228.5	2,460
Zone E	BSL Lab	21.1	227
Zone F	Production Lab	36.6	394
Zone G	Production Area	207.6	2,235
Zone H	Cleanroom 1	142.1	1,530
Zone I	Cleanroom 2	170.8	1,838
Zone J	Cleanroom 3	119.8	1,289
Zone K	Freeze Dryer Services	29.1	313
Zone L	Services & Plant	59.1	636
Total		**1,564.7**	**16,842**

Colouring is for information purposes only

FIRST FLOOR



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First Floor			
Zone	**Description**	**Area**	
		m²	**ft²**
Zone A	Office & Staff Facilities	711.7	7,661
Zone L	Services & Plant	132.2	1423
Total		**843.9**	**9,084**

TITLE

We understand title is Freehold

ZONING

Under the Dun Laoghaire - Rathdown County Development Plan 2016 – 2022 the property is in an area zoned Objective LIW "To improve and provide for low density warehousing/ light industrial warehousing uses". Special Local Objective 112 – To provide for primary and post primary education facilities at Legionaires of Christ Lands at Stillorgan Industrial Estate/Benildus Avenue

BER

BER Rating: E1

BER no. available upon request.

PROPOSAL

Offers excess €2,500,000
Rent on application

VIEWING

By appointment only, through the joint selling and letting agents Savills and TWM.

www.13-14hollyavenue.com

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