



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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Ballyfree, Glenealy, Co. Wicklow



Superb Commercial Property for Sale or to Let

The 40,000 Sq Ft Food Processing Plant was formerly owned
by Kerry Foods.



Guide Price: €1.5 m



BRANCH OFFICE: 25 Main Street, Square House, Rathdrum, Co. Wicklow. Tel: 0404 29912 PSRA No.: 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

O'Neill & Flanagan is delighted to offer for Sale or to Let this superb Commercial Property:

The 40,000 Sq Ft Food Processing Plant was formerly owned by Kerry Foods. To the best of our knowledge the plant has food safe flooring and food safe wall cladding, cookers, air conditioning units and prep rooms; it incorporates a cold storage area of 12,000 sq ft. and that there are 6 loading bays for articulated trailers to service goods in and out of the building. This is supplemented by a tarmac area of some 3 acres.

The entire area totally ring fenced with pallisade fencing and monitored with burglar and CCTV security 24 hours a day. It also has a weighbridge facility.

When Kerry Foods were in production they employed up to three hundred local people on twenty four hour, seven day a week basis. All planning in relation to food production for instance production 24/7 is still retained.

The Food Processing Plant is for Sale by Private Treaty, this Site occupies circa 4 Acres in the very centre of Glenealy village.

Glenealy has a mixture of old houses of character and more modern mixed developments. It is very close to Wicklow Town and the N11 and to an assortment of amenities such as shops, schools primary & secondary, Creches, Restaurants, Sports and Leisure facilities for all disciplines and transport networks.

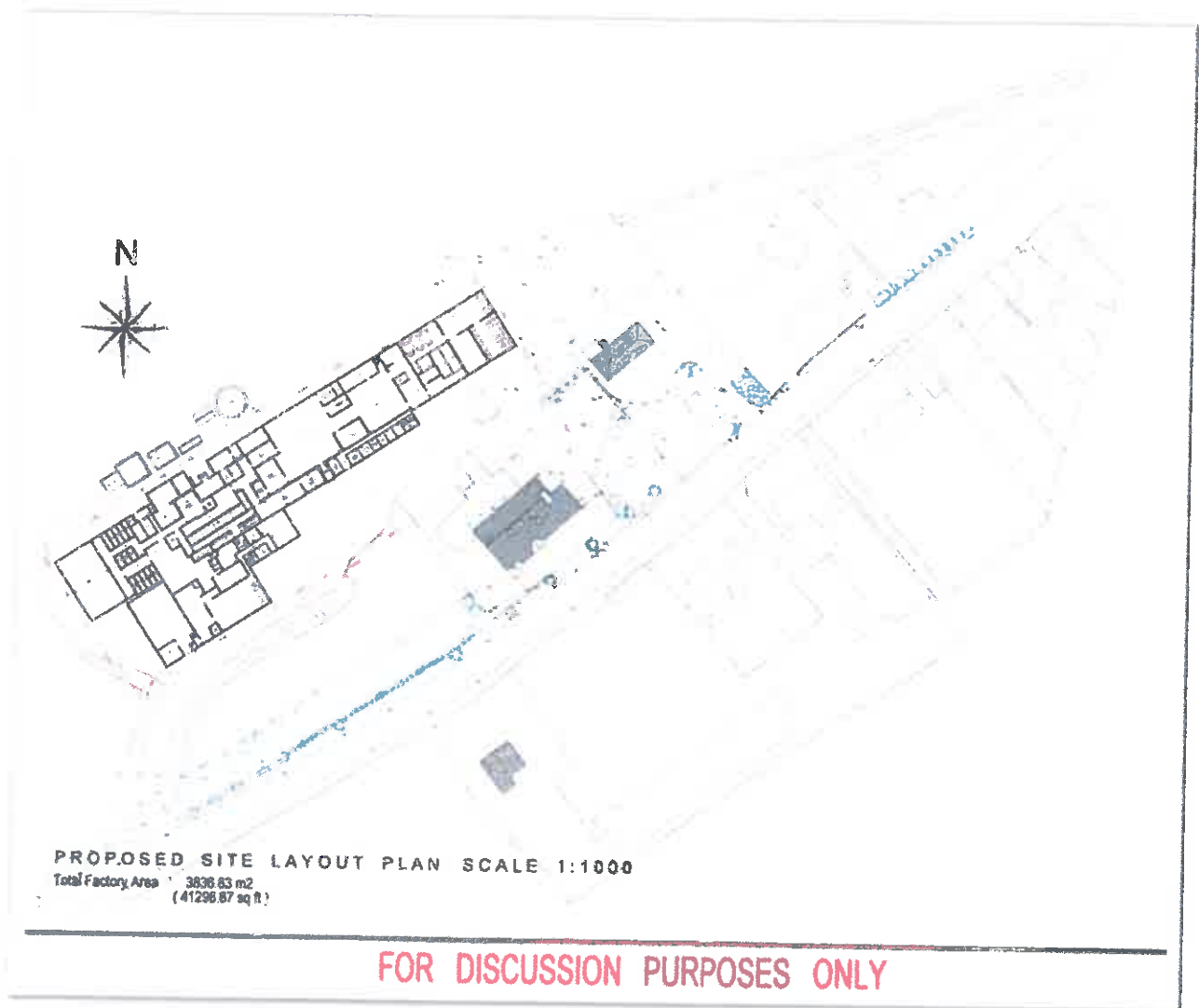
The property is only three hours from Belfast, an hour from Dublin Port, three hours to Cork, Limerick and Galway city and two hours to Waterford City. We are five minutes off the N11 at the Wicklow Town slip road.

Full maps and plans are available from Auctioneer. Please call or email for details.



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