

For Sale

Logistics Investment
(Tenant Not Affected)



DEERPARK
INDUSTRIAL ESTATE

ORANMORE • CO. GALWAY • H91 A6YK

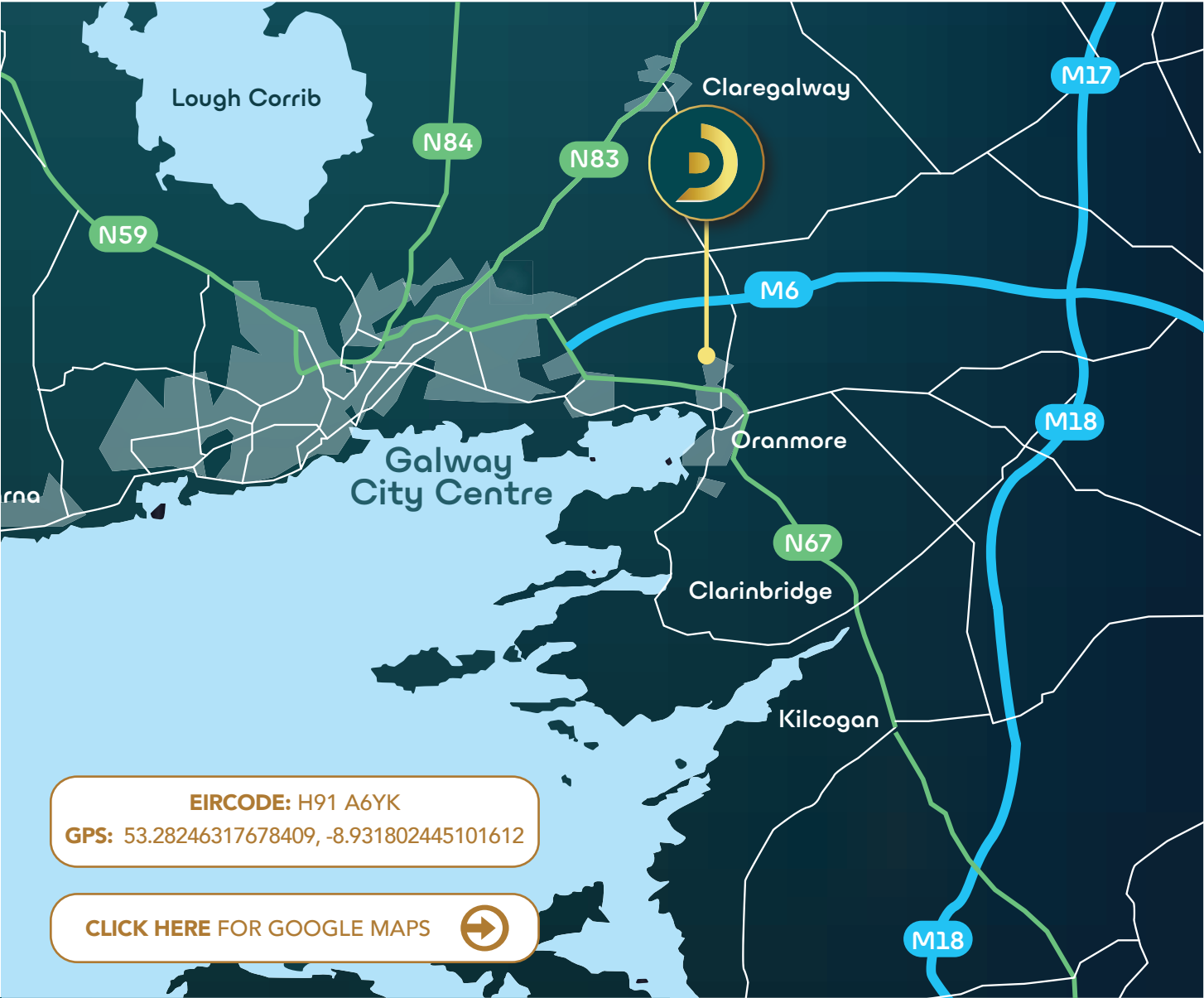


UPS is the world's largest package delivery company, and this building is its main parcel delivery hub for the Western region of Ireland. This blue chip covenant, together with the building's excellent location and proximity to the M6 motorway, marks it out as a very attractive investment opportunity at a price significantly below replacement cost.



INVESTMENT OVERVIEW

- ▶ High-Bay Purpose-Built Warehouse Facility.
- ▶ 5,208.1 sq m (56,059 sq ft).
- ▶ Constructed circa 2000.
- ▶ Excellent Tenant Covenant in Nightline Logistics Group.
- ▶ Nightline Logistics Group is Owned by UPS.
- ▶ Tenant in Occupation Since 2013.
- ▶ Lease Expiry May 2028.
- ▶ Rent of €447,545 per annum (€7.98 per sq ft) which is Below Market Rent.
- ▶ Refurbishment Undertaken by the Owner in 2025.



PROPERTY FEATURES



Detached, purpose-built warehouse & office building.



Concrete frame construction under a twin skin metal deck roof.



Constructed circa 2000.



Refurbished in 2025.



Clear internal height of 12 m.



47 m deep yard to the rear.



6 no. dock levellers and 1 no. level access door along the rear elevation.



Generous car parking to the front and side of the building.



External walls are formed of concrete block to 1.5 m and insulated metal panels to full height.



Attractive glazed three storey offices to the front.

DRIVE TIMES



M6 Motorway — 3 minutes



M18 Motorway — 8 minutes



Port of Galway — 20 minutes



Galway City Centre — 22 minutes



Shannon Airport — 55 minutes



Knock Airport — 65 minutes



Shannon Foynes Port — 85 minutes



Dublin M50 Motorway — 110 minutes

Source: Google Maps (Off Peak)





OCCUPIERS IN THE AREA





ACCOMMODATION

Description	Sq m	Sq ft
Warehouse	4,326.30	46,567.86
Ground Floor Offices	332.50	3,579
First Floor Offices	321.70	3,462.75
Second Floor Offices	227.60	2,449.86
Total	5,208.10	56,059.47

SITE AREA
Approximately
**0.92 Hectare
(2.27 Acres)**
(Source: Landdirect.ie)
Intending purchasers are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

TENANCY SCHEDULE

Tenant	Lease Term	Start Date	Expiry Date	Break Option	Repair	Rent Review	Rent (pa)
Nightline Logistics Group Unlimited	15 years *	10th May 2013	9th May 2028	Tenant Only – at the end of Year 5 (Expired)	Internal Repairing	5 Yearly (Expired)	€447,545* €7.98 psf)

* Under Deed of Variation, dated 27th June 2023, the Lease Term was varied from 10 years to 15 years from 10th May 2013, and the rent was increased to €447,545 per annum.



LEASE COVENANT



Nightline Logistics Group Unlimited is an Irish registered company (Company No. IE181961) that was incorporated in 1991. It was founded in Ireland in 1992 and purchased by US global logistics giant UPS in 2017.

Most recent filed accounts for Nightline Logistics Group Unlimited, Y/E December 2024 show a turnover of €52.2 million and a net worth of €14.1 million. Its Ultimate Holding Company, UPS International, is a US Registered Company.

TITLE
Registered Freehold under Two Folios GY0396F and GY126497F.

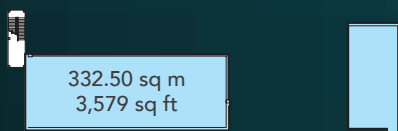
RATES (2025)
Rates Payable: €45,264 per annum

PRICE
On Application

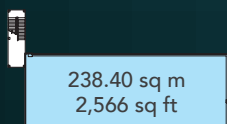
FLOOR LAYOUTS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

WAREHOUSE
OFFICE

DATA ROOM

www.deerparkoranmore.com

VIEWINGS

All viewings are strictly by appointment through the sole selling agent.

VAT

The sale price of the property will be exclusive of VAT.

The property may qualify for VAT transfer of business relief. If so, VAT will not be applied to the sale price but the vendors will be required to hand over any Capital Goods Scheme records in relation to the property to the purchaser and the purchaser shall agree to accept same. As is standard practice, the purchaser will be asked to warrant that it has taken or will take all steps necessary on its part so that the sale will qualify for transfer of business relief.

BER

BER C1

BER No. 801107582

Energy Performance Indicator: 273.92 kWh/m2/yr

SOLE SELLING AGENT



PSRA Licence No. 002027

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DISCLAIMER

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