

# FORMER PALL IRELAND FACILITY

ROSANNA ROAD, TIPPERARY TOWN

Highly accessible commercial location in South Tipperary on the N24 and within easy reach of the M8 Dublin/ Cork Motorway and Limerick City.



High quality industrial facility of 15,460 sq m (166,410 sq ft) which is capable of sub division if required.



Site area 4.2 hectares (10.4 acres).



The facility is zoned 'Industrial and Employment' under the 'Tipperary Town and Environs Development Plan 2013-19' but could suit other uses, subject to planning permission.





## LOCATION

The former Pall Ireland industrial facility is located on Rosanna Road, approximately 1 km north of Tipperary Town Centre. This is a mixed use commercial, civic and residential location enjoying easy access to the amenities of the town centre. Adjoining and nearby occupiers include BRC McMahon Reinforcements, the Tipperary Vehicle Testing Centre, Matt Kavanagh Coach Hire, Tipperary Technology Park, Cashel Tipperary Municipal District & County Council civic offices and decentralised offices for the Department of Justice and Equality (Citizenship Section of the Irish Naturalisation and Immigration Service), as well as Tipperary Medical Centre, St Ailbe's secondary school, Cooke Soccer Park and a number of new and older residential estates.

Tipperary Town is a traditional market town located on the N24 National Primary Route, approximately 40kms equidistant between Limerick City and Clonmel Town. It is just 22kms north west of Cahir/Junction 10 off the M8 Motorway serving Dublin (183kms) and Cork (102kms). It also enjoys easy access to Dublin/Limerick/ Cork/Waterford via train services from Limerick Junction Train Station, 2.5kms north west of the town, as well as easy access to both Shannon (67kms) and Cork City (108 kms) Airports.

Tipperary Town had a 2013 census population of 5,245 persons ranking it the third largest town in South County Tipperary behind Clonmel and Carrick on Suir and has all the retail, service and leisure facilities one would expect of a town of its size.

Tipperary Town offers a great quality of life and a wonderful place to live.

**Sporting Facilities** - 4 Championship Golf Courses within 20km. Horse Racing, home to the famous Ballydoyle Racing and Coolmore Stud. Tennis, swimming, rugby, soccer, pitch & putt and all GAA sports, plus hill walking, pony trekking, fishing, hunting. There are also plenty of indoor recreations including squash, basketball, gymnastics.

**Leisure Activities** - A wealth of clubs, societies and cultural amenities on your doorstep.

**Family Life** - High quality housing and broad range of educational facilities from preschool creches, primary / secondary/third level.

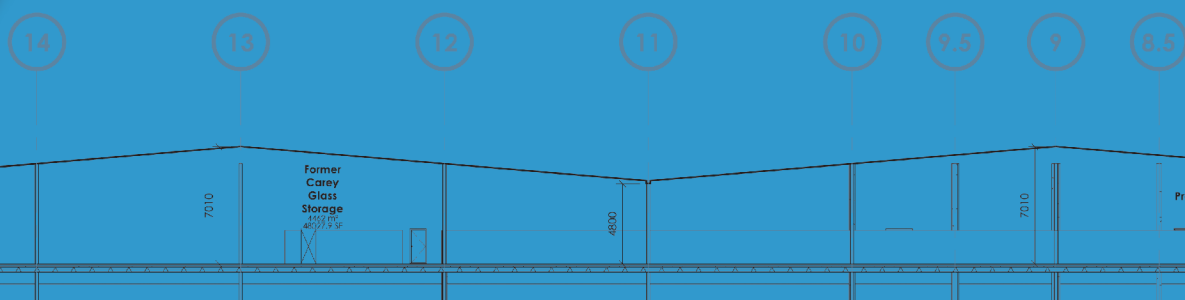
**Arts & Culture** - West Tipperary provides a host of artistic programmes from visual arts, dance, music and drama.

## TOWN PLANNING

Under the Tipperary Town and Environs Development Plan 2013-19, the subject facility has a present land use zoning 'Industrial and Employment'. Uses permitted in principle in an area so zoned include Cash and Carry Wholesale, Enterprise/Employment Centre, Industrial both General and Light, Offices above 100 sq metres, Retail Warehouse, Transport Depot and Warehousing. Uses open for consideration include Hotel, Garden Centre, Community Facility and a Recycling Facility.

## LOCAL AUTHORITY RATES

The present rateable valuation assessment on the subject property is €1,904. The 2017 rates multiplier in the administrative area of Cashel Tipperary Municipal District is 54.49, giving a local authority rates bill for the entire facility of €103,782 in 2017. Currently nominated as a vacant property with 1/3 rates quantum payable. The rates multiplier is set to increase to the general rate for Tipperary of 56.77 by 2019.



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SIDE GROUND FLOOR PLAN



## DESCRIPTION

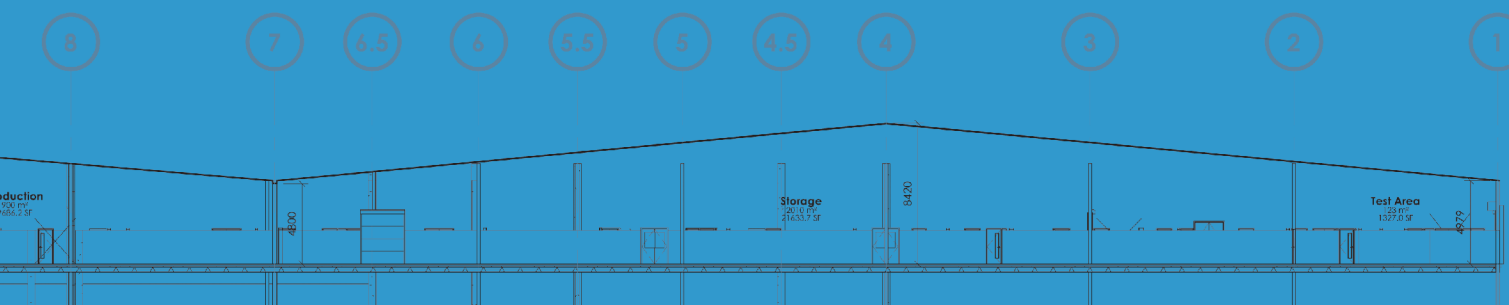
The subject property, which was most recently used by Pall Ireland for its light engineering manufacturing operations, is in excellent condition throughout and provides good quality, large industrial accommodation with ancillary office, canteen and staff areas as required.

This traditionally built industrial facility, which we understand was originally developed and occupied in the mid 1970s by Tambrands Ireland Limited, is of solid concrete block wall construction finished externally in brick on three of its four facades. It has reinforced concrete floors in place, generally clear height internally of approximately 3.95 metres (13 feet) with roof construction being a combination of older double skinned asbestos and modern metal deck on metal trusses.

There are 2 dock levellers and a separate ramped access on the front eastern elevation and 3 dock levellers and 2 separate ramped access points on the western elevation.

The facility is situated on a total site of approximately 4.2 hectares (10.4 acres) which has excellent road frontage, is generally regular in shape and level and with its boundaries clearly defined in a combination of rail and post, wire and palisade fencing.

There are presently 2 separate entrances to the facility which would aid its subdivision if required and in total there is delineated car parking for up to 156 cars on site, including visitor car parking, as well as an approx 0.5 hectare (1.36 acre) section of undeveloped land providing an area for further expansion if required.



## SERVICES

We understand all mains services are available to the facility as required. To the rear of the main building, there is a large sprinkler tank, oil tank and a dedicated sub-station ensuring a significant power supply.

### ELECTRICAL

The supply is 10kV high tension supply lines connected to an external sub-station located on the site. There are two parallel 1600kV medium voltage transformers supplying a main electrical distribution panel in the plant. Electrical sub-boards are located throughout the facility for localised supplies in the respective areas.

### NATURAL GAS

The Natural Gas supply line was linked to Tipperary Town in 2010. This is now accessible to the Pall site.

### IT NETWORKS

All internal cable network are installed to Cat5E specification with fibre optic and copper links between all sub distribution panels and the main IT room. The phone system is a Nortel system which consists of digital, analogue and cordless dect phones.

## Facility Statistics

Site Size	10 Acres
Plant Size	(Figures quoted in square metres)
Amenities	282
Office	856
Plant & Services	349
Production & Storage	13,436
Total (Ground Floor)	15,460

First Floor Mezzanine -Plant & Services

Detailed Structural and Services Specification on request.



For further details regarding this property  
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# Anglo Beef Processors Ireland

## STRUCTURAL AND SERVICE SPECIFICATIONS

### PALL IRELAND Facility

#### WALLS

The external walls consist of a 210 x 64 mm brick outer leaf against a 228.60 x 101.60mm standard block, a 100mm cavity complete with insulation and finished internally with a 228.60 x 101.60mm finished block and recessed joints. The rear of the facility is finished with 228.60 x 101.60mm finished block again with recessed joints and the inner structure is 228.60 x 101.60mm blocks on the flat complete with a plaster finish. The internal compartmental walls are 228.60 x 101.60mm finished block on edge with a 25mm cavity filled with sand. These extend from floor level to the underside of the roof.

#### FLOORS

The ground floor area covers 15,460 sq metres (166,000 sq feet) and all internal floors are 150mm thick steel reinforced concrete on a hardcore fill. Expansion joints are positioned along the centre lines of each stanchion and again at the mid point of each joint forming a series of squares measuring approximately 6.0 x 4.8 metres. There are two mezzanine floors at the rear of the plant with a combined area of 750 sq metres. There are nine -air

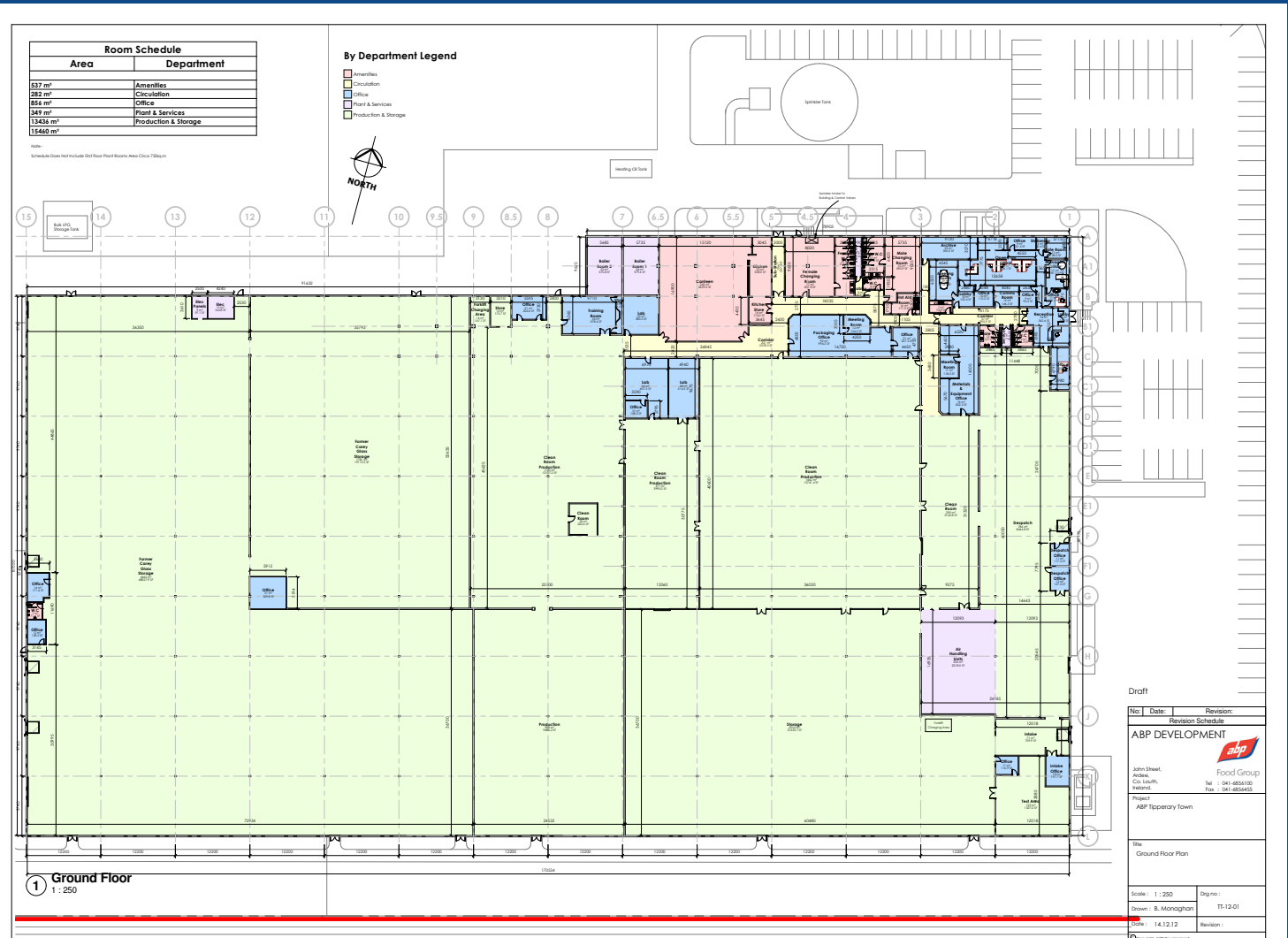
handling units located on both of these mezzanines and these supply conditioned air to specific areas of the facility. Access to these areas is by means of external stairways at the rear of the building.

#### ROOF

The roof consists of steel trusses at 9.754 metre centres and these are supported by 200 x 200mm steel and concrete stanchions at 12.192 metre centres. There are two types of roof decking covering the plant, one is original "DoubleS" asbestos sheets with fibreglass insulation and a backing sheet, the second is Kingspan sheeting complete with 50mm composite insulation panel. 265 x 100mm rolled steel purlins at 1650mm centres support both of the roof types.

#### CEILINGS

The ceilings where located in the facility are P.V.C. coated grid board tiles sitting within a suspended grid system. The warehouse areas within the building do not have ceilings located in them. All ceiling heights are between 3.0 and 3.4 metres within the plant.



GROUND FLOOR PLAN

# SERVICES

## ELECTRICAL

The supply is 10kV high tension supply lines connected to an external sub-station located on the site. There are two parallel 1600kV medium voltage transformers supplying a main electrical distribution panel in the plant. Electrical sub-boards are located throughout the facility for localised supplies in the respective areas.

## FIRE PROTECTION

A main fire panel is located in the reception area, which controls the fire monitoring requirements for the entire facility, by means of smoke detectors and break glass units located through the plant. This system is connected to a 24hr monitoring station via an automated dialler system. The entire facility is also complemented by a sprinkler system which is located in all areas. This sprinkler system covers all plant rooms, mezzanines and voids above the suspended ceilings. This system is supported by a sprinkler reservoir with a capacity of 750,000 litres of water. Both electric and diesel pumps are capable of supplying sprinkler water through 4 risers to all areas of the building. A 100mm (4inch) Hydrant Ring Main is located on all sides of the building complete with multiple hydrant points, connected to a local authority water supply and the sprinkler storage tank. Fire extinguishers and hose reels are located through the facility.

## WATER SUPPLY

The water supply for this facility is provided by the local authority. A 50mm (2inch) main supplies the building entering at the rear of the building to a 10,000 litre water storage tank located on the mezzanine floor. This system is also fitted with a flow meter to determine usage and a non-return valve, both of which are located at the front of the building.

## HEATING

The heating system consists of 2 Hoval High efficiency Tubular Boilers with a capacity of 250KW output each, operating on 35sec gas oil. This system is complemented by a hot water clarifier. This system supplies the hot water and heating requirements to the entire facility. The entire system is under control of the building management system.

## OIL STORAGE

The oil storage capacity for the facility is 30,000 litres contained within a single steel storage tank which is located at the rear of the facility. The tank is fitted with a number of safety features integrated into this system such as underground bunding protection, mechanical overflow protection devices, low level alarms, internal filtration systems. The fuel delivery systems are pump controlled, with all fuel lines below ground level. Underground leak monitoring systems are in place for detection of leakage. This tank meets ISO 14001 specifications. Consumption of oil is approximately 3,500 litres of gas oil per week, operating a two-cycle shift in manufacturing.

## COMPRESSED AIR

There are two compressors supplying the compressed air requirements to the facility. The main compressor is a Compare 45kw Variable speed drive compressor and an Ingersoll Rand ML45 (45kW) Rotary Screw compressor delivering 260CFM as a secondary compressor. Both are connected to a Flair desiccant dryer with two air receiver storage tanks of 9000 litres capacity.

## CHILLER PLANT

There is one large chilled water unit at the plant to supply the chilled water requirements for the air handling systems. These are controlled by means of a BMS system. This plant is ISO14001 compliant.

## AIR HANDLING SYSTEMS

There are eleven air-handling plants within the facility all controlled by a BMS system. These systems supply temperature-controlled air, with a specific number of air changes per hour to different areas of the facility. These systems are all controlled by the building management system.

## INTERCEPTORS

There are two interceptors located on the site, a Class I interceptor located at the rear of the facility to contain any spillage from the storage area. A Class II interceptor is located in the car park to contain any environmentally damaging spillage.

## AIR CONDITIONING

A number of air conditioning splits are located within the plant, all administration areas and office areas. All of this equipment meets ISO14001 standards with regard to the CFC gases contained within the systems.

## IT NETWORKS

All internal cable network are installed to Cat5E specification with fibre optic and copper links between all sub distribution panels and the main IT room. The phone system is a Nortel system which consists of digital, analogue and cordless dect phones.

## SEWAGE TREATMENT

All toilets and washrooms are connected to a local authority system at the front of the building along Rosanna Road. All internal sewer pipes are 100mm (4inch) and there are no external pipe runs.

## STORM WATER

Surface water from the car parks and roof water are all connected by 100mm (4inch) pipes and discharged to the local stream, which is located along the rear boundary fence. All surface water from the car park areas are connected to a Class II interceptor.

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