

## INDUSTRIAL

18 Blyry Court  
Blyry Industrial Estate  
Athlone, Co. Westmeath

**POWER**  
& ASSOCIATES

TO LET

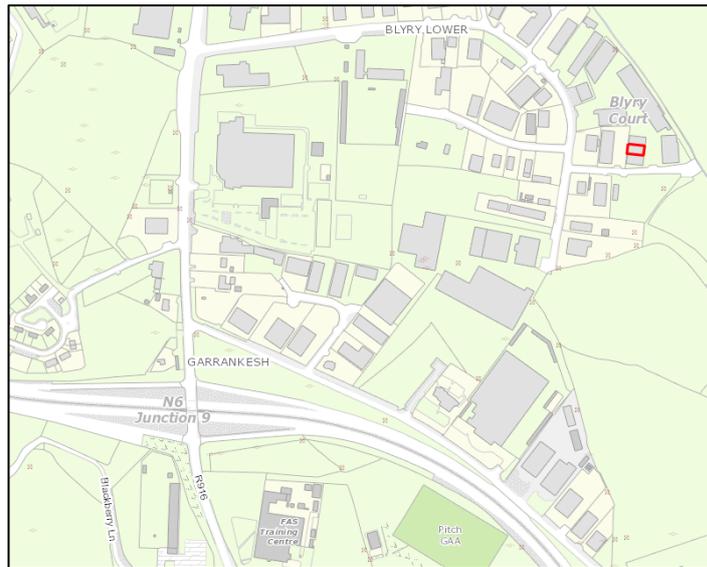


- **Good location in Blyry Industrial Estate which is Athlone's largest and best known industrial estate/ commercial park.**
- **Highly accessible less than 1.5km from Junction 9 on M6 Dublin to Galway Motorway.**
- **High quality finish and fit out as a showroom/workshop including a small office element.**
- **Suitable for a variety of uses subject to planning permission.**

**Tel: +353 90 648 9000**  
**[www.powercs.ie](http://www.powercs.ie)**

## LOCATION

The subject property is located in Blyry Industrial Estate on the eastern edge of Athlone Town. The subject property is located 0.75km from the main estate road. Blyry Court is located on the left hand side as you drive in through the estate and the subject unit is located at the back of Blyry Court. The property is approximately 1.5km from Junction 9 on the M6 Motorway/ Athlone bypass.



## DESCRIPTION:

The property is a modern mid-terraced warehouse comprising 327.1 sq. m. overall which is currently vacant and available for immediate occupation. The building has concrete block party walls with the adjoining units and has profile metal cladding to the front and rear elevations. The roof is a double skin insulated roof with approximately 15% roof lights. The building is of steel portal frame construction with a concrete floor, double glazed windows and an electric roller shutter door. The building has a clear internal height of 5.7 meters to the underside of the structure.

## ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Showroom/Workshop	228.71	2,462
Ground Floor	Office/Reception/WC	54.00	581
Mezzanine	Office/Shell Condition	44.39	478

## TITLE

We are advised that the property is held under a long leasehold title.

## BER RATING

To be confirmed

## RATEABLE VALUATION

RV is €40

Approximate Rates €2,330

## QUOTING RENT

€14,000

## SERVICE CHARGES

Details available on request.

## VIEWING

Strictly by appointment with the sole agents  
Power & Associates

## CONTACT

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- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
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