

TO LET

UNIT 13 LOUGH SHEEVER BUSINESS PARK

Mullingar, Co Westmeath



Key Benefits

- Mullingar is a thriving commercial centre with a catchment area of 55,000 people.
- Quality showroom / light industrial facility extending to 1,432 sq m.
- Turn Key condition with 5 motor service lifts and a rolling road.

Contact

David Scully (CBRE)

t: 00 353 1 618 5544

e: jarlath.lynn@cbre.com

David McDonnell (Property Partners)

t: 00 353 44 933 3333

e: david@mcdonnellproperty.ie

Description

Unit 13 Lough Sheever comprises a modern purpose built car showroom / light industrial facility extending to a total of 1,432 sq m (15,414 sq ft). The unit is fitted to "Turn Key" standard and ready for immediate occupation.

The open plan showroom extends to 518 sq m (5,576 sq ft) and benefits from floor to ceiling glazing on the external elevations. This bright and spacious showroom space has a floor to ceiling height of 6 meters. Heating by way of a combination of ceiling gas fired radiant heater and gas fired industrial blow heaters.

Well finished offices/ancillary accommodation 383.4 sq m (4,123 sq ft) are located over two floors to the centre of the building and comprise of a combination of open plan and cellular layout. A fully fitted canteen and toilet facilities are provided across ground and first floor levels.

The workshop area situated to the rear of the unit extends to 531 sq m (5,716 sq ft). Loading access to the warehouse is provided by means of two loading doors, one located at either side of the warehouse. The workshop is outstanding condition and incorporates 5 motor service lifts with individual fully fitted service stations and a rolling road.

The entire site is finished with tarmacadam and can comfortably accommodate 100 vehicles. The site is regular in shape with the rear section of the site is secured by means of a perimeter fence.

DISCLAIMER

These particulars are issued by CBRE Ireland on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE Ireland for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither CBRE Ireland, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. PSRA Licence No. 001528

CBRE

PROPERTY PARTNERS **MCDONNELL**
WWW.PROPERTYPARTNERS.IE

TO LET

UNIT 13 LOUGH SHEEVER BUSINESS PARK

Mullingar, Co Westmeath



Location

Mullingar is a thriving commercial centre with an overall catchment area of c. 55,000 people. In the last ten years it has become a satellite town for Dublin resulting in a large commuter population.

51% of the catchment is within the top tier social class of professional, managerial, technical and non-manual workers (ABC1).

Unit 13 is situated within Lough Sheever Corporate Park, Mullingar approximately 1km from the Mullingar / Castlepollard M4 interchange (Junction 17) and 70km from Dublin City Centre (50min drive).

1,944 new housing units were developed between 2006-2011 representing a 10.2% increase which is on a par with the national average of 10.3% during the same period.

Schedule of Accommodation

The accommodation and approximate gross external floor areas are as follows:

Description	Sq. M.	Sq.Ft.
Showroom	518	5,576
2 Story Offices	383	4,123
Workshop	531	5,716
Total Area	1,432	15,414
Site Area	0.5 ha	1.22 ac

Viewing

Strictly by appointment with joint letting agents CBRE and David McDonnell Property Partners.

Rates

On Application.

Services

All mains services are available and connected to the property.

BER

BER C2

Energy Performance Indicator:

Contacts

David Scully (CBRE)

t: 00 353 1 618 5544

e: david.scully@cbre.com

David McDonnell (Property Partners)

t: 00 353 44 933 3333

e: david@mcdonnellproperty.ie

DISCLAIMER

These particulars are issued by CBRE Ireland on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE Ireland for themselves and for the vendor/lessor whose agents they are, give notice that: - (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither CBRE Ireland, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. PSRA Licence No. 001528