

**TO LET** | Unit 9 Monksland Retail Park

**POWER  
PROPERTY**

Limerick | Galway | Athlone

# Unit 9 Monksland Retail Park Monksland Athlone Co. Westmeath

RETAIL WAREHOUSE



## 1,250 Sq. M. (13,455 Sq. Ft.)

- Substantial Retail Warehouse opposite proposed Smart Technology Centre which will see a €4.7m investment in this area.
- The unit comprises 1,250 sq. m. (13,455 sq. ft.) including an extensive structural mezzanine floor of 492.65 sq. m. (5,303 sq. ft.)
- Highly accessible location within 300 meters of Junction 13 on the M6 Motorway.
- Partially fitted out and suitable for retail / commercial uses.



### ENQUIRIES TO

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Find out more online at [ppg.ie](http://ppg.ie)

TO LET |

LOCATION

Located in Athlone’s western suburb of Monksland, this property is in a key area with plans to see a major investment in a Smart Technology Hub, immediately opposite the subject property. The retail park is located approximately 300m from Junction 13 M6 Motorway and is in close proximity to Alkermes, Monksland Business Park, Westpoint Retail Park and The Gateway Centre which is anchored by Supervalu and the Athlone Springs Hotel.

ACCOMMODATION

Description	Area Sq. M.	Area Sq. Ft.
Ground Floor	757.33	8,152
Mezzanine Floor	492.65	5,303
<b>Total Floor Area</b>	<b>1,250</b>	<b>13,455</b>

FEATURES

- The subject property is a modern retail warehouse unit built to a very good standard and is in very good condition.
- The unit has substantial shop front glazing and two roller shutter doors to the rear of the property for servicing.
- The unit has the benefit of ample surface car parking and an extensive service yard to the rear with ample space for turning HGV’s
- Suitable to a range of uses (subject to planning).



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DESCRIPTION

This property is a substantial retail warehouse in a busy commercial location on the western edge of Athlone Town. The unit is split over 2 levels and is partially fitted out to include retail showroom / trade counter, rear storage space and a large structural concrete mezzanine. The unit has substantial shop front glazing and two roller shutter doors to the rear of the property for servicing. The unit has the benefit of ample surface car parking and an extensive service yard to the rear with ample space for turning HGV’s. The subject property is a modern retail warehouse unit built to a very good standard and is in very good condition. It is suited to a range of uses (subject to planning).

LEASE

Flexible new lease terms available.

BER RATING

TBC

RATEABLE VALUATION

The property has not been valued for rates.

QUOTING PRICE

€70,000 per annum

SERVICE CHARGES

Details available on request.

VIEWING

Strictly by appointment with the sole agents Power Property

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