

**TO LET** | Retail Warehouse

**POWER**  
PROPERTY

Limerick | Galway | Athlone

# Unit 7A Monksland Retail Park Monksland Athlone Co. Roscommon

## RETAIL UNITS



**c. 160 Sq. M. (1,722.23 Sq. Ft.)**

- Retail Warehouse opposite proposed Smart Technology Centre which will see a €4.7m investment in this area.
- The unit comprises 160 sq.m. (1,722.23 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**

# To LET | Unit 7A Retail Park

## LOCATIONS

Situated directly across from the subject property, in the western suburb of Monksland, Athlone, this property is in a prime location with plans of significant investment in a Smart Technology Hub. The retail park is near Alkermes, Monksland Business Park, Westpoint Retail Park, and The Gateway Centre, which is anchored by Supervalu and the Athlone Springs Hotel. It is situated around 300 metres from Junction 13 of the M6 Motorway.

## ACCOMMODATION

Description	Area Sq. M.	Area Sq. Ft.
Ground Floor	160	1,722.23

## 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.
- The unit has the benefit of ample surface car parking.
- Suitable to a range of uses (subject to planning).



# POWER PROPERTY

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## DESCRIPTION

Located in a popular commercial area on the western border of Athlone Town, this property is a retail warehouse. A retail showroom is included in the unit's layout. The unit includes a substantial amount of storefront glazing. There is plenty of surface parking available. The subject property is a contemporary retail warehouse that has been constructed to an extremely high quality. It can be used for a variety of purposes (subject to planning).

## LEASE

New Flexible lease terms available.

## BER RATING

TBC

## RENTABLE VALUATION

Details available on request

## COMMERCIAL RATES

Approximately €1,413

## SERVICE CHARGES

Details available on request

## VIEWING

Strictly by appointment with the sole agents Power Property

## ENQUIRIES TO

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