

FOR SALE

**UNIT 27A & B ASHBOURNE BUSINESS CENTRE,
BALLYBIN ROAD, ASHBOURNE,
CO. MEATH**



READY TO GO INDUSTRIAL UNIT OF APPROX. 6,710 SQ.FT. GEA



UNIT 27A & B ASHBOURNE BUSINESS CENTRE, BALLYBIN ROAD, ASHBOURNE, CO. MEATH

Ready to go secure warehouse facility extending to approx. 6,710 sq.ft. in total

LOCATION

- Ashbourne Business Park is an established business park situated on the Ballybin Road and is located to the Northwest of Ashbourne Town
- The property is situated approx. 1.6 km from the N2 Motorway and approx. 15 km from the M2 / M50 Motorway at Junction 5.
- Access to the park is via the Ballybin Road off the old Dublin – Ashbourne Road (R135) which is the main road linking Ashbourne Town to the M2 Motorway.
- The surrounding area is home to a number of prominent occupiers including Primeline Logistics, Noone Transport & Logistics, Maxi Zoo, Height for Hire, and the Oasis Group.
- Nearby amenities include the Pillo Hotel and Ashbourne Retail Park, which features retailers such as JYSK, Mr Price, and Leisuredome.
- Ashbourne continues to experience strong growth and has become a well-recognised location for both local and regional businesses.



DESCRIPTION

- The property comprises a modern industrial unit of steel portal frame construction with an insulated metal deck roof (incorporating translucent panels) over.
- The property benefits from partial & full height concrete block walls with insulated profile metal cladding / forti-crete block walls to the perimeter of the property.
- The warehouse has a clear internal height of approx. 6.38m with loading access via 2 no. grade level roller shutter doors to the warehouse accommodation. There is a free standing mezzanine to the rear of the warehouse with a clear height of approx. 3.3m to the underside.
- The property benefits from ample on-site parking.
- Internally the property is laid out as two amalgamated units with access to each side.
- The ground floor production area opens onto the warehouse floor, while the offices are located at first floor level. The offices are fitted out with plastered and painted walls, suspended ceilings with recessed lighting, double glazed windows, gas fired heating along with a tea station and WC's.

TITLE

We understand the property is held under a long leasehold interest

AVAILABILITY

Immediately

PRICE

On application

INSPECTION

Strictly by appointment through the joint agents

BER

BER C1

BER No. 800554438

2025 LOCAL AUTHORITY RATES

€5,562.62

Estate Charges: We understand the current charge for 2025 (January – end of December) is €0.15 psq.ft



AREA SCHEDULE:

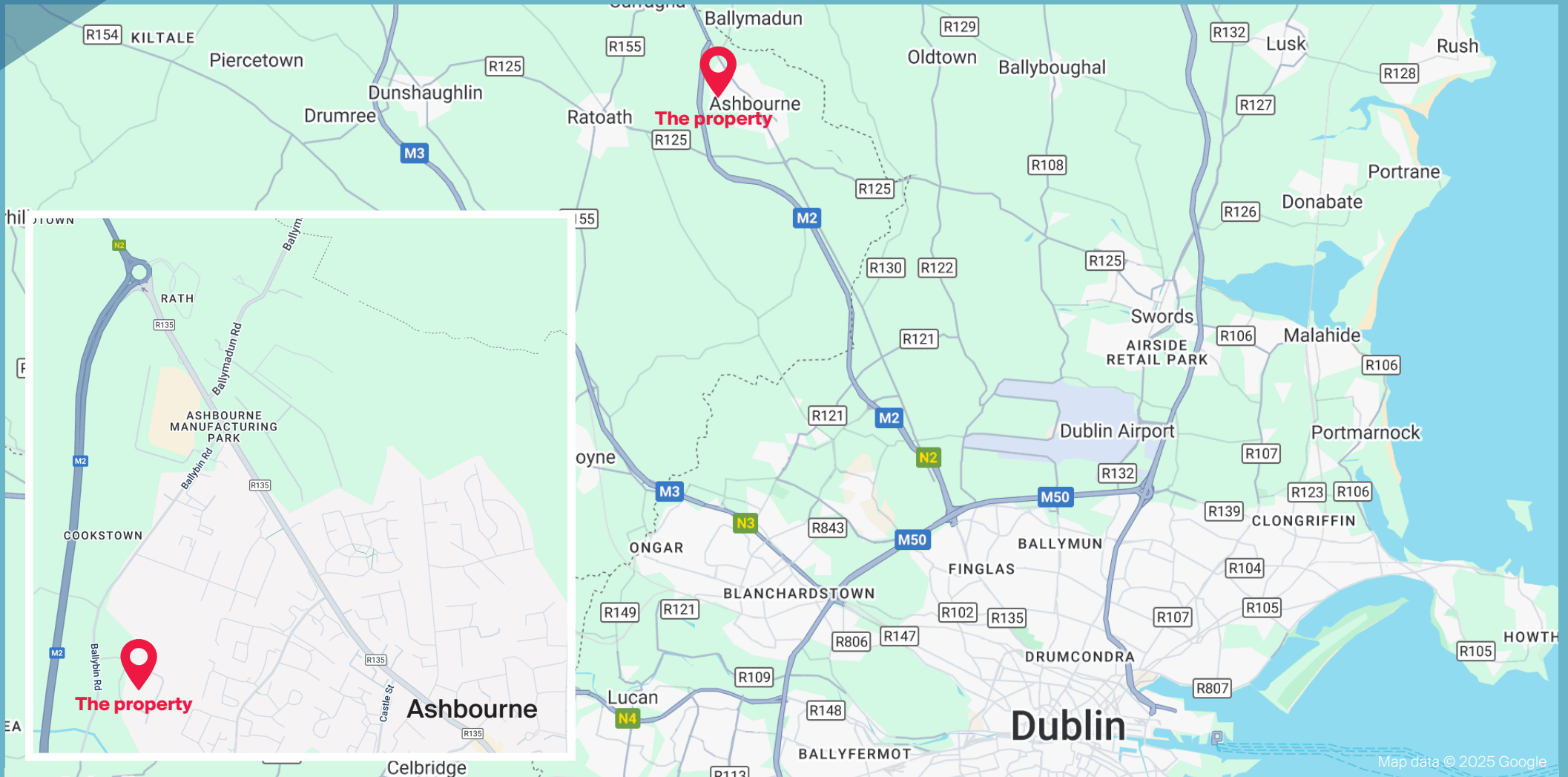
UNIT	SQ.M.	SQ.FT.
Ground floor production space including entrance lobbies etc	157	1,694
Ground floor warehouse	265	2,854
First floor offices including WC's	201	2,162
TOTAL GROSS EXTERNAL FLOOR AREA	623	6,710

(Not included in floor area – temporary standing mezzanine 8.86 sq.m. / 95.36 sq.ft.)

Gross External Floor Area. Measurements are approximate. All parties are advised to satisfy themselves as to the accuracy of the floor areas provided.

*Intending purchasers are specifically advised to verify all information including floor areas etc. See DISCLAIMER. Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake and satisfy themselves with their own investigations and into the working order of these items.





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