

For Sale  
Price: €4,950,000

Sherry  
FitzGerald  
O'Meara



5,110 sq m (55,004 sq ft)

Industrial Unit,  
IDA Business Park,  
Garrycastle,  
Athlone,  
Co. Westmeath  
N37 A2H4

**Contact**

Dermot O'Meara MIPAV

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## Location

Athlone is the industrial and commercial capital of the midlands region with a large urban population. It occupies a strategic position in the midlands which benefits from excellent transport links including the M6 Dublin - Galway Road and the mainline Dublin - Galway intercity train route and National Bus Routes.

The town has a strong third level focus with the TUS University and a number of prominent organisations including the Department of Education & Science, Alkermes Pharmaceuticals, IDA, Enterprise Ireland and the Revenue Commissioners all based in the town along with numerous Pharma and IT Businesses. The subject property is located in the IDA Business & Technology Park and enjoys easy access to both Athlone Town Centre and the M6 (Galway - Dublin). The property is located to the rear of the park and has good profile onto the M6 Dublin Galway Road.

Athlone Business & Technology Park is a fully landscaped 40 hectares (100 acre) controlled by the IDA and is populated by numerous enterprises such as PPD, Almac Sciences, Rene Pharma, Teleflex, KCI, Utah Medical, Renew Health & 33,000 sq. ft of new offices currently being constructed.

## Description

The subject property comprises a detached industrial unit. It extends to a total gross external area of approximately 5,110 sq m including office accommodation of approximately 276 sq m. The site extends to approximately 2 hectares – 5 Acres. The property is of steel portal frame wide span construction with concrete block infill walls under primarily a multi-level flat roof, which we understand comprises the original metal deck roof with insulation. To the side and rear of the property

there are two out-buildings which are of steel frame construction with profile metal cladding. There is potential to retro-fit a mezzanine level throughout, thus doubling the usable size of the building.

Recently the whole building 1st + 2nd fixing M+E has been striped out to facilitate upgrading and refurbishment but for operational reasons the owner has decided not to proceed & to sell the building instead. The office accommodation which extends to approximately 276 sq m is located to the front of the building, and accommodates a number of cellular offices and boardroom. Eaves heights throughout the unit range from 8.0m – 11.74m There is ample surface car parking to the front of the building.

## Property Highlights

- For Sale by Private Treaty – large Detached Industrial Building
- Property is located in Athlone Business & Technology Park and has a strong profile onto the Dublin – Galway Motorway (M6)
- Detached industrial unit extending to c. 5,110 sq m including office accommodation of approximately 276 sq m on a site of 2 Hectares 5 Acres
- Eaves heights throughout the unit range from 8.0m – 11.74m
- Long Leasehold
- Ample on-site car parking
- Security perimeter fencing
- CCTV 24/7
- Motorway access, 2 minutes to junction 9 of 6

## FACILITY DETAILS

- Detached Industrial Facility
- Located in Athlone IDA Business & Technology Park
- Adjacent to the M6 Galway to Dublin Motorway
- Situated on 2 Hectares / 5 Acres approx.
- Secured Site
- Perimeter Security Fenced
- Remotely Monitored CCTV 24/7
- Over 54,000 ft<sup>2</sup> Building Space:
- 45,000 ft<sup>2</sup> Internal Industrial Space
- 6,000 ft<sup>2</sup> Office Accommodation
- 3,000 ft<sup>2</sup> External Buildings

## Schedule of Accommodation

Floor	Use	Area (m <sup>2</sup> )
Ground	Industrial	4,834 (m <sup>2</sup> )
Ground Floor	Office	276 (m <sup>2</sup> )
Total		5,110 (m <sup>2</sup> )

## Tenancy

This fine building will be sold "as is" with vacant possession.

## Planning

Planning policy for the area is contained within the Athlone Town Council County Development Plan 2015 – 2021. The property is currently zoned "Enterprise & Employment".

## Title

Long Leasehold

## BER details

BER B3

Ber No. 800542474

## Viewings

Strictly by appointment with the selling agents





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