

# For Sale

## Industrial Investment



## Unit A-H K & L Nestor Complex, Monksland, Athlone, Co. Roscommon

- Substantial Industrial Investment
- €63,000 Passing Rent
- Extends 2,132 sqm (22,939 sqft)
- Site extends 1.34 Acres (0.54 Hectares)

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### Location

Athlone is the commercial and industrial capital of the midlands, located along the N6 (Dublin- Galway) and N55 (Limerick- Cavan- Northern Ireland) transport routes. The town also benefits from mainline rail connections. The town's status as a major midland commercial centre has been boosted by recent retail expansions in the town including the extension of the Golden Island shopping complex along with the 80,000 sq. m. Athlone Town Centre Development. The complex is located at Monksland with easy access to and from the main Dublin & Galway routes as well as the roads to the Athlone Town centre and the larger provincial towns of Ballinasloe, Tuam, Roscommon & Mullingar. Neighbouring occupiers include KIA Motors, Pat McDonnell Paints and Savoury Fare.

### Description

The overall property comprises a large industrial/warehouse development situated on a site area of 1.34 acres (0.54 Hectares). The property was developed in the early 2000's that comprises a number of individual warehouse with office accommodation situated to the front of the development. The property is built in a combination of concrete block walls, double skin clad roof with 20% perspex roof lighting. The warehouse units are fitted with automated roller shutter doors to the front with fire exits to rear. The warehouse units' eave height average 9m. The office element of the development is situated to the front of the property and is arranged over ground and first floor with independent access from the front. The office is completed to a high level of specification to include CAT 5 cabling, perimeter trunking, suspended ceilings, floor covering, air conditioning and heating system, comms, toilets and canteen facilities. The property is fitted with intruder and fire alarm systems in addition to CCTV. The property has generous designated customer and staff car parking to the front and side of the building.

### Tenant Information

- Involve is the main provider of Youth work Services for young Travellers throughout the country. The organisation currently employs 31 people.
- UPC has become Virgin Media in Ireland. Virgin Media and UPC are both owned by Liberty Global PLC, which is the world's largest international cable company.
- Jump for Joy was established in 2004 and is the largest play centre dedicated to 12 year olds and in the entire midlands region.

### Tenancies

- Unit 1: Leased to Involve for a term of 1 year at a rent of current rent of €18,000 per annum exclusive. The tenant has been in occupation since 2004.
- Unit 2: Leased to Independent Wireless Cable Ltd for a term of 21 years from 13 April 2001 at a current passing rent of €21,000 per annum exclusive
- Unit 5, 6, 7: Leased to Jump for Joy Playcentre on 4 year 9 months lease from 2008 at a current passing rent of €24,000 per annum exclusive.
- Unit 8: Vacant

## Accommodation

Description	Sqm / Sqft
Office	346.5 / 3731
Warehouse Unit 2**	232.0 / 2500
Warehouse Unit 5	353.0 / 3800
Warehouse Unit 6	532.0 / 5725
Warehouse Unit 7*	484.0 / 5207
Warehouse Unit 8	184.2 / 1982
<b>Total</b>	<b>2131.1 sqm (22,939 sqft)</b>

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

\*Includes Mezzanine Floor \*\*Not inspected floor area provided by Vendor





## Quoting Price

We are instructed to see offers in the region of €450,000

## Viewing

By appointment only.

## BER

Description	Rating
Unit 1	
Unit 2	
Unit 5, 6, 7	
Unit 8	

## For further information contact:

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