

Location

Ballymaley Business Park is strategically located 4 km north of Ennis Town Centre and just 1.2 km south of Barefield's junction with the Ennis Bypass. Ballymaley Business Park is one of the most modern retail warehousing and office schemes within Ennis, with extensive road frontage to the Ennis/Galway Road. Main occupiers within Ballymaley Business Park include Keane's Cash & Carry Wholesalers, Ennis Marble and Granite Centre, Aip Thermoform Packaging, Monster Technologies, TTM Recruitment, Cup Print, City Electrical Factors Ltd, Keane's Frozen Foods & Now Casting International.

Block 1, holds a high profile position at the entrance to the development, adjacent to Keane's Wholesale. It has excellent visibility from the main road.

Description

Block 1, comprises a modern purpose built detached retail warehouse building, on a large L-shaped site within the development. It contains one large or three smaller interconnecting units extending to a total gross external floor area of 2,248.4 sq. mtrs. (24,202 sq. ft.).

Construction is of a steel portal frame with a double skin metal deck insulated roof with perspex roof lighting, with insulated wall cladding and a power floated concrete floor.

Externally, Block 1, is set on a site of 0.86 hectares (2.1 acres) site with a services yard together with a car parking provision for up to 149 car spaces.

Accommodation

Accommodation & approx gross external areas:-

	<i>sq. mtrs.</i>	<i>sq. ft.</i>
Block 1, Unit 1	678	7,294
Block 1, Unit 2	890	9,581
Block 1, Unit 3	677	7,294
Total	2,248	24,202

Site Area

0.86 hectares (2.1 acres)

Services

All main services are provided & connected to the property.

Terms

Attractive sale and lease terms available.

Special Features

- * High profile position to Galway/Gort Road.
- * Modern retail warehouse unit, suitable for subdivision.
- * Best designed retail park in Ennis
- * Ideal uses include DIY, Builders Providers, Car Sales, Bulky Goods Retailers Etc.

Rent

Realistic Price/Rent



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FOR SALE– TO LET

**BALLYMALEY BUSINESS PARK,
GORT ROAD, ENNIS.**

*Exceptional High Profile
Modern Retail Warehouse Unit*

***** Realistic Price/Rent *****

Costelloe

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