

# Unit 9, Block D, Monksland Business Park, Athlone, Co. Roscommon

## Office



## Office Accommodation 288 sq. m. (3,100 sq. ft.)

- Modern Office Accommodation with on Site Parking
- Prime Location just the M6 Dublin to Galway motorway
- A large area of open plan space
- 7 individual office units
- Large boardroom and fully fitted kitchen.
- All other units fully occupied

### ENQUIRIES TO



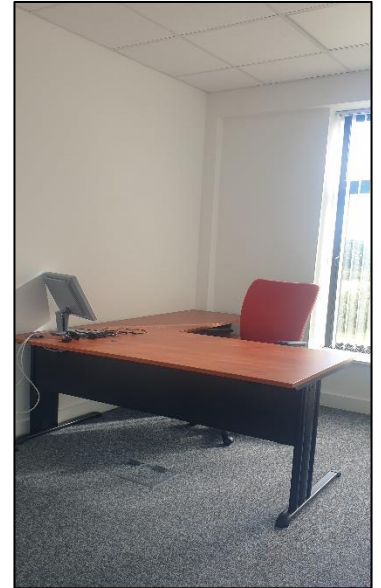
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## To Let | Unit 9, Block D, Monksland Business Park

Athlone | Galway | Limerick



### Location

Monksland Business Park is strategically located, just off the M6 Dublin to Galway motorway approximately c.3km west of Athlone Town centre. Athlone is the second largest town in the midlands with a population of 22,869 in its urban area (2022 census). The development is accessed off the M6 via the New Tuam Road (R362) and is located opposite Monksland IDA Industrial Estate & Alexion (Elan) Pharmaceuticals. Nearby schemes and occupiers include, Pharmacell, Tile Warehouse, Pat McDonnell Paints, CT Electric, Corran Riada & River Village Residential Scheme. Occupiers of the development include Monksland Medical Centre, Monksland Pharmacy, Cash & Carry Kitchens, I-Radio, Savoury Fare Cafe, Face Brow Bar and other various office users.

### DESCRIPTION

First floor office accommodation comprising 288 sq. m.(3,100 sq. ft.) finished to a very high standard. The property is laid out to provide seven individual offices together with an open plan office area and a boardroom. The property also benefits from staff facilities and a kitchen/canteen. The office can be accessed by either stairwell or lift. The property benefits from plastered and painted walls, suspended ceiling with LED lighting throughout, air conditioning and carpet floor tiles.

### ACCOMMODATION

Description	Area Sq. M.	Area Sq. Ft.
Retail Unit	288	3,100

### Lease

Lease Terms on Application

### BER Rating



### Rateable Valuation

€2,410.00

### Rent

Details on application

### Service Charges

€7,750 per annum

### Viewing

Strictly by appointment with the leasing agents

### Enquires To

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