

**OFFICE**

**Golden Island,  
Athlone,  
Co. Westmeath**

**POWER  
PROPERTY**

**TO LET**



**Substantial two storey office premises with corner profile adjacent to Golden Island Shopping Centre and immediately opposite Aldi.**

**Units Comprises 650 sq. m. of office space, the ground floor is in shell condition and the first floor is fully fitted to a very high standard.**

**Excellent central location with ample car parking. Additional parking can be provided if required.**

**tel: +353 90 648 9000**

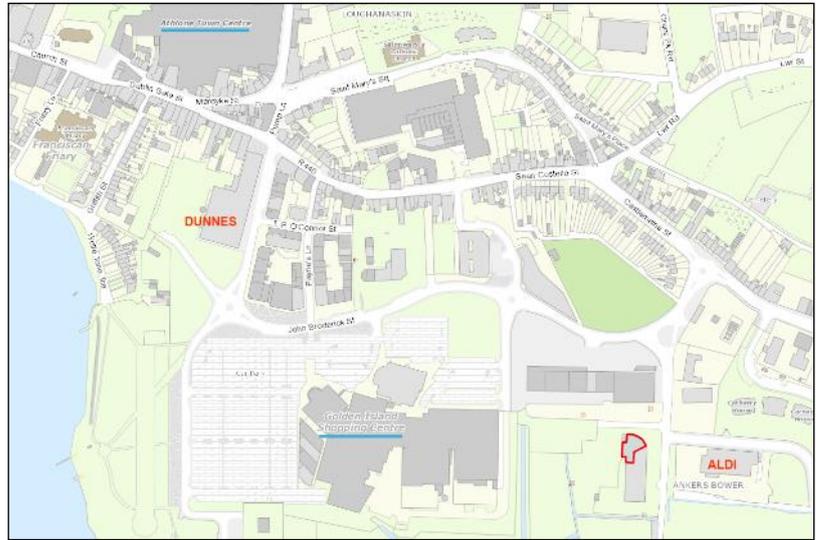
**[www.ppg.ie](http://www.ppg.ie)**

## LOCATION

Situated immediately adjacent to Athlone's primary retail area, this property is located beside Golden Island Shopping Centre and only five minutes' walk from the centre of Athlone. This unit is directly opposite Aldi. There are regular local public and private buses serving the area

## DESCRIPTION

This is a modern office which is partially fitted out and in very good condition. The first-floor accommodation is fully fitted-out to a high standard and ready for immediate occupation. The ground floor was previously a retail showroom and is in shell and core condition. It benefits from a recent grant of planning permission for change of use to offices. Both floors are independently accessed and could be let separately. Equally, amalgamation is very easy which would provide a floor plate that is not readily available in the centre of Athlone.



## ACCOMMODATION

The approximate gross internal floor areas are as follows:

Description:	Area (sq. metres)	Area (sq. feet)
Ground Floor	370	3,982.64
First Floor	280	3,013.89
Total	650	6,996.53

## LEASE

Flexible lease terms available.

## BER RATING

BER No: TBC

Energy performance Indicator: TBC kWh/m<sup>2</sup>/yr.

## RATEABLE VALUATION

Estimated to be €65,000 (€100 per sq. m.) meaning rates payable is estimated to be €11,895 overall.

## QUOTING RENT

€60,000 per annum overall based on unit 'as is'

## SERVICE CHARGES

There is no service charge but the tenant will be responsible for an insurance contribution.

## VIEWING

Strictly by appointment with the agents  
Power Property

## CONTACT

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### Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

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