

FOR SALE/TO LET FOOD PREPARATION FACILITY

Woodstock Industrial Estate, Athy, Co Kildare



Location

Athy is a vibrant commercial and residential town located in County Kildare and is approximately 30km from Newbridge, 28km from Kildare, 58km from Kilkenny City and 70km from Dublin. The 2011 census estimates the current population at 10,490. Over the last decade the town has grown substantially with a large number of houses built along with enterprise and office properties were constructed. Within the town centre a number of national retailers also established themselves due to the rise in population. Infrastructural improvements were made to the road network which included the opening of the M9 motorway, which saw Athy becoming a commuter town of Dublin. The town does still suffer from traffic congestion and plans to bypass the town have been devised but no further progress has been made. The subject property is located in the Woodstock Industrial Estate an IDA developed estate which is situated on the Kilkenny Road within minutes of the town centre.

Description

The subject property comprises a cold storage facility of approximately 3008 sq m (32,378 sq ft) on a site area of circa 1 acre. The property is arranged as cold storage along with staff, canteen and office facilities at ground and first floor level. Both the cold storage and offices areas are separately accessed. The property is constructed of concrete block with a steel portal frame construction incorporating profiled metal cladding.

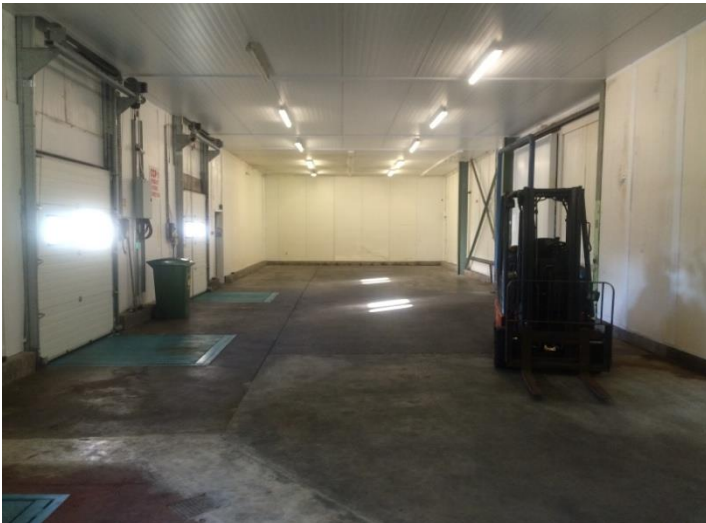
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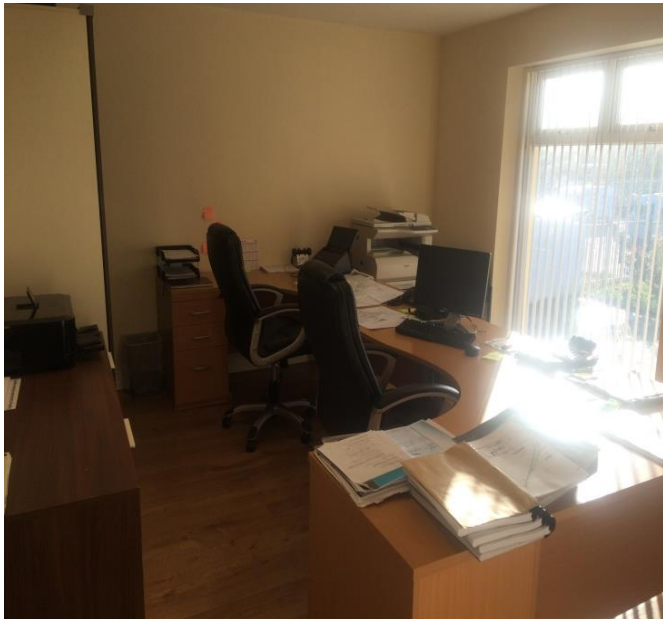
The warehouse incorporates metal panels with white rock interior cladding finishes to the walls and part suspended ceilings with marnoleum floor finish. The office accommodation is located towards the front of the facility and the fit out includes open plan area, boardroom, some cellular accommodation, WC'S and kitchenette. The specification includes painted and plastered walls, carpeted floors, double glazed PVC windows, strip fluorescent lighting, electric storage heating, and perimeter trunking. To the rear is a yard area with open storage. The majority of the property is arranged as cold storage being 2768 sq m (29,987) sq ft along with office, canteen and staff areas extending to 250 sq m (2691 sq ft). The boundary to the property is fenced with palisade fencing. There is parcel of land adjoining the subject property extending to 0.61 hectares (1.50 acres)



Tenure: We understand the property is held on a long leasehold basis.

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Building Energy Rating

C3 – BER No: 800124661

Price Sale

We are instructed to seek offers in the region of €600,000 for the long leasehold interest.

Quoting Rent

We are instructed to seek offers in the region of €100,000 per annum exclusive.

Viewing

By appointment only

Further Information

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Accommodation

We understand the property comprises the following floor areas:

Description	SQ M	SQ FT
Cold Stores	2768.0	29,795
Offices	250.0	2,691
Total	3018.0	32,486

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