

TO LET | Retail Unit/ Retail Warehouse

**POWER
PROPERTY**

Limerick | Galway | Athlone

Unit 8 Monksland Retail Park, Monksland, Athlone, Co. Roscommon, N37 K6X8

RETAIL WAREHOUSE



774 Sq. M. (8,331 Sq. Ft.)

- Retail Unit/ Retail Warehouse adjacent to Monksland Technology Hub and Monksland Town Park.
- The unit comprises 774 sq. m. (8,331 sq. ft.) on a G.I.A. basis.
- Highly accessible location within 300 meters of Junction 13 on the M6 Motorway.
- Stripped back to shell condition and suitable for retail / commercial uses.
- Retail planning with no 'Bulky Goods' restriction

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TO LET | Large Retail Unit Available Immediately

LOCATION

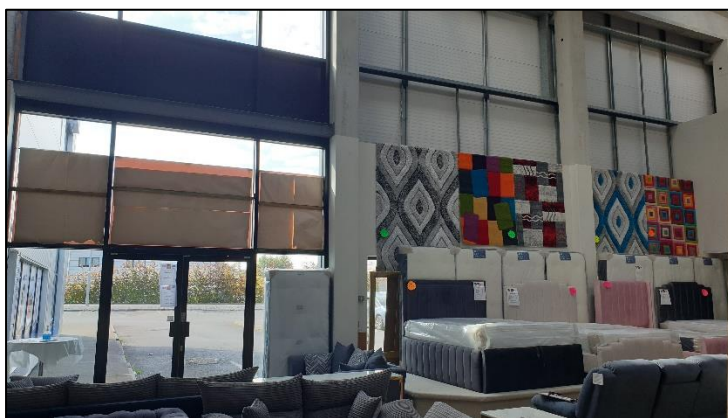
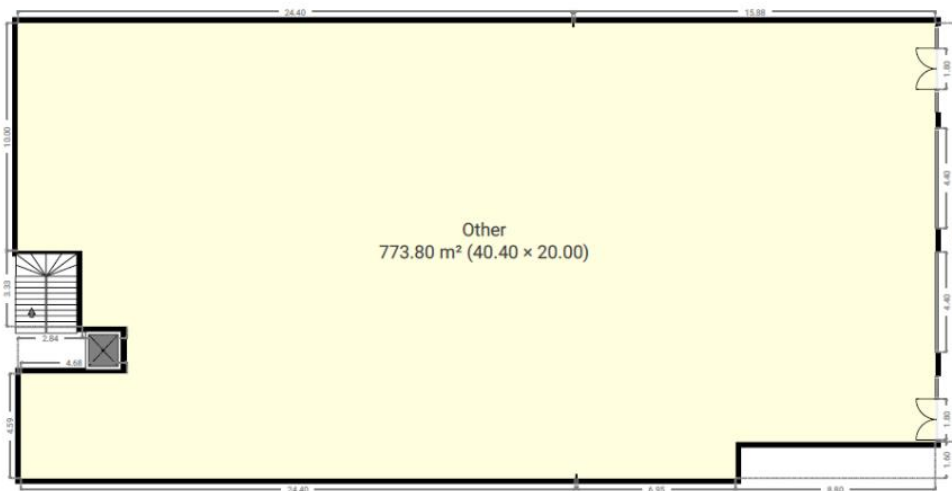
Located in Athlone's western suburb of Monksland, this property is positioned next to Monksland Community Park and Monksland Technology Hub. The retail park is located approximately 300m from Junction 13 on the M6 Motorway and is in close proximity to Novo Nordisk, Monksland Business Park, Westpoint Retail Park and The Gateway Centre which is anchored by Supervalu and the Athlone Springs Hotel. Nearby occupiers include Euro Giant, Homesavers, Petmania, Screwfix, Pat McDonnell Paints, EZ Living, Cash N Carry Kitchens, Tile Warehouse and many more.

DESCRIPTION

This property is a retail unit/ retail warehouse in a busy commercial location on the western edge of Athlone Town. The unit has been stripped back to its original layout and is ready for fitting out by tenant. All mains' services are available and connected to the property including natural gas. The unit has the benefit of ample surface car parking. The subject property is a modern retail warehouse unit built to a very good standard and is in very good condition. It is suited to a range of uses (subject to planning).

ACCOMMODATION

Description	Area Sq. M.	Area Sq. Ft.
Ground Floor	774	8,331



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FEATURES

- The unit has substantial curtain glazing to the front.
- Two roller shutters for servicing to side and rear
- The unit has the benefit of ample surface customer car parking
- Suitable to a range of uses (subject to planning).
- Clear height ranges from 4.28m to 7.5m to underside of structure
- Rear service yard with turning circle for articulated trucks
- Potential to install a mezzanine floor to the front over c.300 sq. m. to increase floorspace/ storage (subject to planning)

LEASE

Flexible new lease terms available.

BER RATING

TBC

RATES PAYABLE

€7,312 approx.

QUOTING PRICE

€70,000 per annum

SERVICE CHARGES

TBC

VIEWING

Strictly by appointment with the sole agents Power Property

ENQUIRIES TO

Andrew Carberry or Kathy McDonagh on
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