



Unit 607  
Edenderry Business Campus  
Edenderry  
Co. Offaly  
R45 AC93

# To Let

**BER E2**



116 sq. m. (1,250 sq. ft.)



Level Access Door



Three Phase Power

## Light Industrial Unit

## PROPERTY FEATURES

- Modern Industrial Unit
- Dedicated Car Parking
- Clear Internal Height of 6.7m
- Roller Shutter Door
- Extends to 116 sq. m. (1,250 sq. ft.)

## DESCRIPTION

High profile corner industrial unit extending to approximately 116 sq. m. (1,250 sq. ft.) with a clear internal height of 6.7m. The unit comprises a warehouse to rear with office area & toilet to front. The property is a steel-frame construction with concrete block party walls to full height, a metal deck roof incorporating translucent roof lights and profiled metal cladding exterior. The unit is fitted with a fire & intruder alarm as well as three phase power. Access is provided via pedestrian door as well as an electric roller shutter door. There is dedicated parking provided in front of the unit.



## ACCOMMODATION Sq.ft. (Sq.m.)

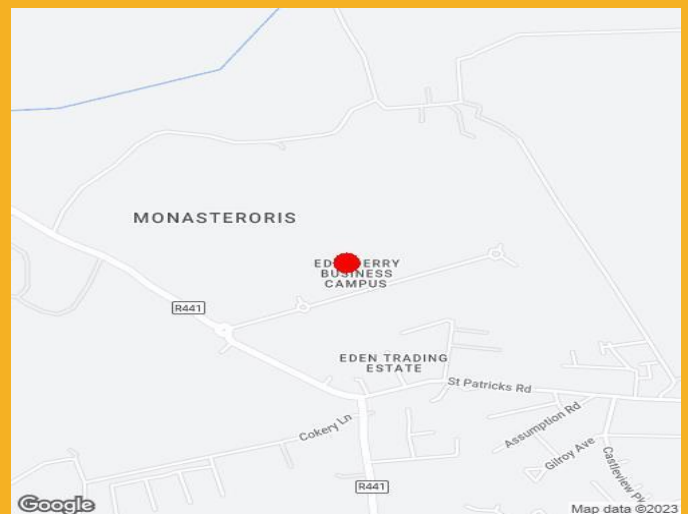
Measurement Application – IPMS 3.1

Warehouse	92.6 sq. m. (997 sq. ft.)
Office / Ancillary	23.5 sq. m. (253 sq. ft.)
Total:	116 sq. m. (1,250 sq. ft.)

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

## RATES & SERVICES

Rateable Valuation	Annual Service Charges
€2,810	On Application



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