

Baylough, Athlone, Co. Westmeath N37 PD88

Light Industrial/ Warehouse



Industrial/ Warehouse

- Great suburban location directly between two motorway junctions (Junction 12 & 13 M6 Motorway/ Athlone Bypass)
- Excellent public transport links
- Excellent local amenities in the area.
- A large, secure yard
- Capable of sub-division if required
- Ample space on-site for parking and servicing

ENQUIRIES TO



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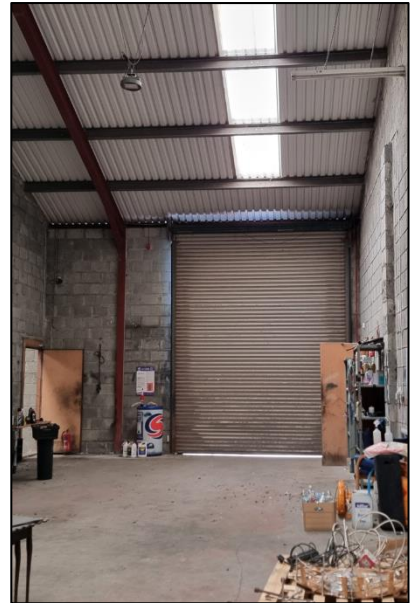
Light Industrial/ Warehouse

To Let | Baylough, Athlone, Co. Westmeath



POWER
PROPERTY

Athlone | Galway | Limerick



LOCATION

The property is located on the Old Galway Road in Baylough, Athlone, Co. Westmeath. It is very well located on the west side of Athlone town, offering exceptional connectivity and convenience for businesses as it is positioned between two motorway junctions (J12 & J13) on the M6 Dublin to Galway Road. The property is within one hour of Galway City and Dublin City is approximately 1 hour 30 minutes from the subject property. It is located just minutes' from Athlone town centre, and the commercial hub of Monksland and is close to several key arterial routes, allowing easy access to the wider Midlands and West regions.

DESCRIPTION

The subject property is an industrial/ warehouse unit offering 578 sq. metres (over 6,225 sq. ft.) of storage/ workshop space including a small office element. The unit includes three interconnected warehouses, each with its own roller door for access. This is a fully serviced site with all mains' services available. The site also comes with a fully secured service yard with CCTV monitoring. There is ample car parking for either staff or customers if required.

ACCOMMODATION

Description	Area Sq. M.	Area Sq. Ft.
Overall Area	578.33	6,225

Lease

Lease Terms on Application

Rateable Valuation

€3,410.52

Annual Rent

€70,000 per annum

BER RATING

To Be Confirmed

Viewing

Strictly by appointment with the leasing agents

Enquires To

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