

- Auctioneers
- Valuers
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- Property Consultant



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**TO LET**  
**OFFICE/WAREHOUSE UNITS**  
**C. 1000 SQ.M.**  
**TULLOW INDUSTRIAL ESTATE,**



**TULLOW,**  
**CO. CARLOW.**



## **LOCATION:**

Situated in Tullow Industrial Estate off the N81 Tullow to Bunclody Road. Tullow town is a prosperous market town. Situated c. 14 kms. east of Carlow, c. 1.5 kms. Castledermot, c. 17.5 miles from Baltinglass and c. 86 kms. from Dublin City. The town has a population of 2,800 people.

## **DESCRIPTION:**

Modern industrial facility comprising of two factories with extensive office and work shops extending to c. 1,000 sq.m.

## **FACTORY 1:**

**Hall:** 12.32 sq.m.

**Office 1:** 13.96 sq.m.

**Office 2:** 14.85 sq.m.

**Office 3:** 10.35 sq.m.

**Ladies w.c.'s:** 4.76 sq.m.

**Gents w.c.'s:** 9.30 sq.m.

**Office 4:** 14.66 sq.m.

**Workshop 1:** 104.04 sq.m.

**Workshop 2:** 67.21 sq.m.

**Workshop 3:** 20.76 sq.m.

**Hall:** 11.32 sq.m.

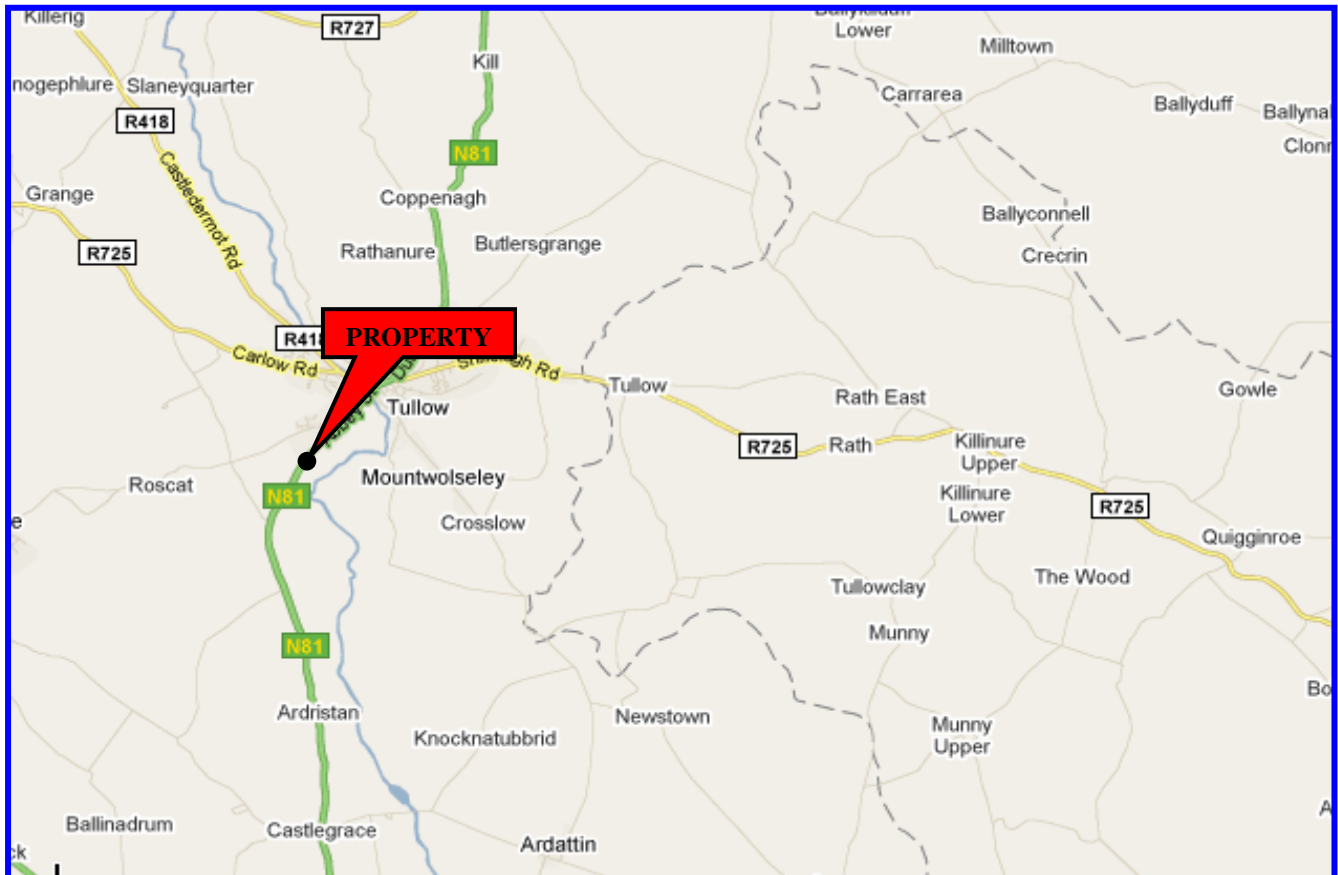
**Workhouse / Factory Floor:** 227 sq.m.

## **1<sup>st</sup> FLOOR**

<b><u>Open Mezzanine:</u></b>	112 sq.m.
<b><u>Office 5:</u></b>	23.51 sq.m.
<b><u>Office 6:</u></b>	25.51 sq.m.
<b><u>Office 7:</u></b>	28.8 sq.m.
<b><u>Mezzanine Area 2:</u></b>	24.86 sq.m.

## **FACTORY 2:**

<b><u>Hall:</u></b>	12.67 sq.m.
<b><u>Office 1:</u></b>	12.37 sq.m.
<b><u>Office 2:</u></b>	12.39 sq.m.
<b><u>Office 3:</u></b>	12.17 sq.m.
<b><u>Toilets:</u></b>	4.78 sq.m.
<b><u>Factory / Warehouse:</u></b>	221 sq.m.



**VIEWING: By Appointment with Auctioneer.**

**BER: C2**

**RENT: €20,000 Per Annum**

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