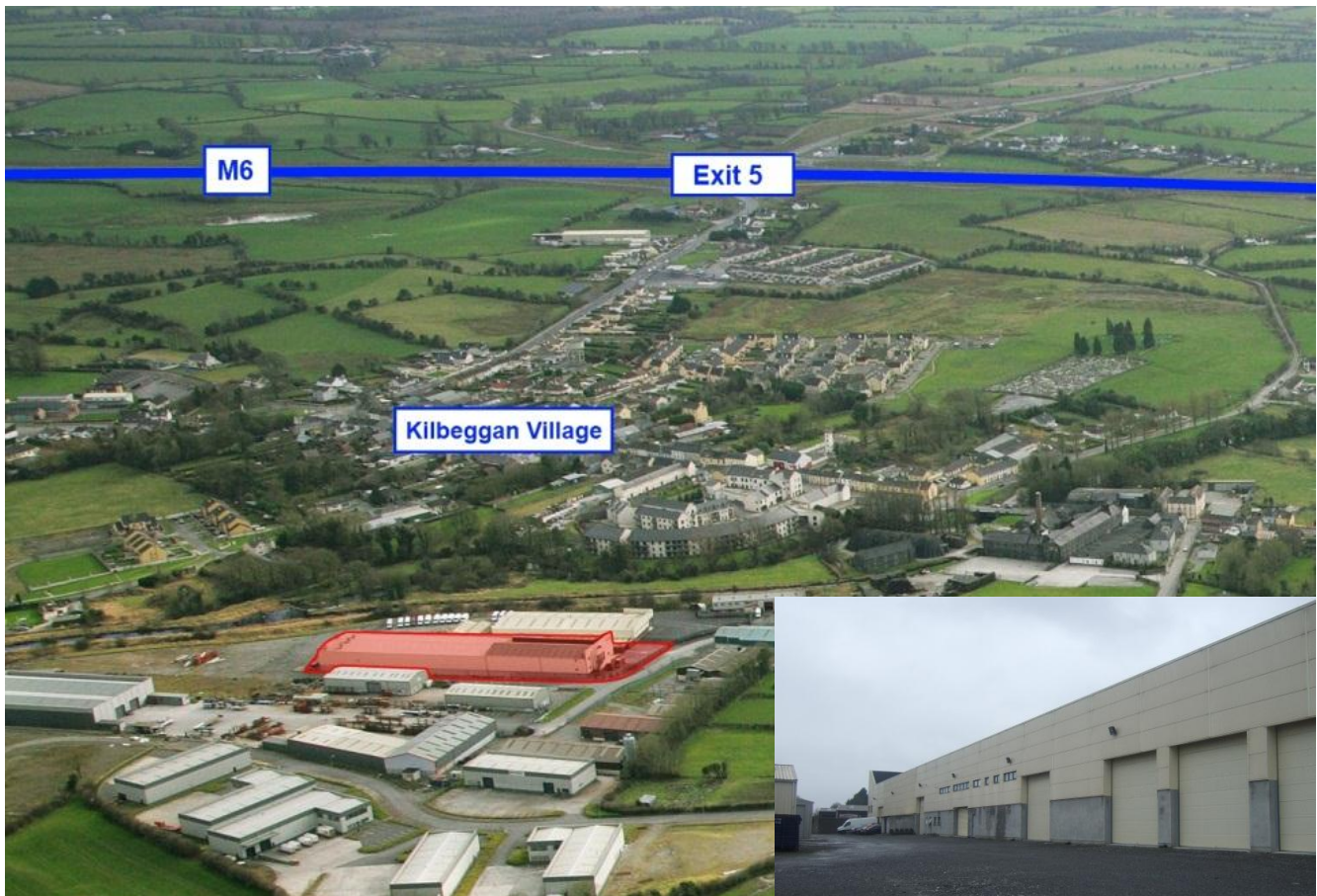


Unit 2 Comagh Business Park, Kilbeggan, Co. Westmeath



FOR SALE - Investment Opportunity

- Modern industrial / office facility of approx. 3,490 sq.m. GEA
- Current rent passing of €42,000 per annum
- Seven standard grade roller shutter doors
- Less than 2km from Exit 5 on the M6 Motorway

FOR SALE Unit 2 Comagh Business Park, Kilbeggan, Co. Westmeath

Location

Unit 2 is located within the Comagh Business Park within the village of Kilbeggan, Co. Westmeath. Comagh Business Park is accessed off Comagh Road and the subject property is situated close to the entrance to the park while also enjoining frontage onto the main estate road. Other occupiers in the estate include Midland Mould & Engineering Ltd, Kilbeggan Roofing & Steel, Rafter Wood Products Ltd., Kelly Joinery Works Ltd, Quin-Lock Ltd. and Critical Healthcare.

Kilbeggan Village is positioned just off Exit 5 on the M6 Motorway providing easy access to Athlone (35km), Galway (119km) and Dublin (92km).

Description

The subject property comprises a modern, stand-alone industrial unit with three storey office accommodation to the front and two storey office accommodation within the warehouse. The unit is accessed by seven standard grade roller shutter doors and one half size roller shutter door. Internally the warehouse has gas fired heating, CCTV cameras, high bay sodium lighting.

The office accommodation to the front is in an unfinished state with no lighting, flooring or suspended ceilings in place. The two storey office accommodation within the main warehouse section provides cellular offices and a canteen. There is also a stand-alone first floor mezzanine level.

Tenancy

The property is currently let out to EVM on a lease which is due to expire on the 1st September 2014 at a current rent passing of €42,000 per annum.

Accommodation

Description	Approx. Sq.m.	Approx. Sq.ft.
Warehouse	2,508.69	27,004
Ground Floor Office	437.12	4,705
First Floor Office	409.57	4,408
Second Floor Office	135.27	1,456
Total Gross External Area	3,490.65	37,573
First Floor Mezzanine	119.32	1,284

Price

Price on Application

Contact

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BER

BER B3
BER No: 800189979
Energy Performance
Indicator: 170.11 kWh/m²/yr
0.91



Conditions to be noted:

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