

FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY (TENANT NOT AFFECTED)

**UNIT 26 ASHBOURNE BUSINESS
CENTRE, BALLYBIN ROAD, ASHBOURNE,
CO. MEATH**



END OF TERRACE UNIT EXTENDING TO APPROXIMATELY
10,879 SQ. FT. (1,010 SQ. M.)



UNIT 26 ASHBOURNE BUSINESS CENTRE, BALLYBIN ROAD, ASHBOURNE, CO. MEATH

Investment opportunity - tenant not affected

LOCATION

- Ashbourne Business Park is an established business park situated on the Ballybin Road and is located to the Northwest of Ashbourne Town
- The property is situated approx. 1.6 km from the N2 Motorway and approx. 15 km from the M2 / M50 Motorway at Junction 5.
- Access to the park is via the Ballybin Road off the old Dublin – Ashbourne Road (R135) which is the main road linking Ashbourne Town to the M2 Motorway.
- The surrounding area is home to a number of prominent occupiers including Primeline Logistics, Noone Transport & Logistics, Maxi Zoo, Height for Hire, and the Oasis Group.
- Nearby amenities include the Pillo Hotel and Ashbourne Retail Park, which features retailers such as JYSK, Mr Price, and Leisuredome.
- Ashbourne continues to experience strong growth and has become a well recognised location for both local and regional businesses.



DESCRIPTION

- The property comprises a modern industrial unit of steel portal frame construction with an insulated metal deck roof, incorporating translucent panels for natural light.
- The building benefits from a combination of partial and full-height concrete block walls, complemented by insulated profile metal cladding and forti-crete block walls along the perimeter.
- The warehouse provides a clear internal height of approximately 6.38 metres and is accessed via a grade-level roller shutter door. The accommodation includes several concrete block secure vaults, with a designated loading and warehouse storage area located to the front.
- The office accommodation features plastered and painted walls, suspended ceilings with recessed lighting, double-glazed windows, gas-fired heating, as well as a tea station and WC facilities.
- The property also benefits from ample on-site parking.

TITLE

We understand the property is held under a long leasehold interest

PRICE

On application

INSPECTION

Strictly by appointment through sales agent

BER

BER C1

BER No. 801077264

ESTATE CHARGES:

We understand the current charge for 2025 (January – end of December) is €0.18 psq.ft plus VAT.



First Floor Office

AREA SCHEDULE:

UNIT	SQ.M.	SQ.FT.
Office – 2 Storey	169	1,824
Warehouse	841	9,054
TOTAL GROSS EXTERNAL FLOOR AREA	1,010	10,879

Gross External Floor Area. Measurements are approximate. All parties are advised to satisfy themselves as to the accuracy of the floor areas provided.

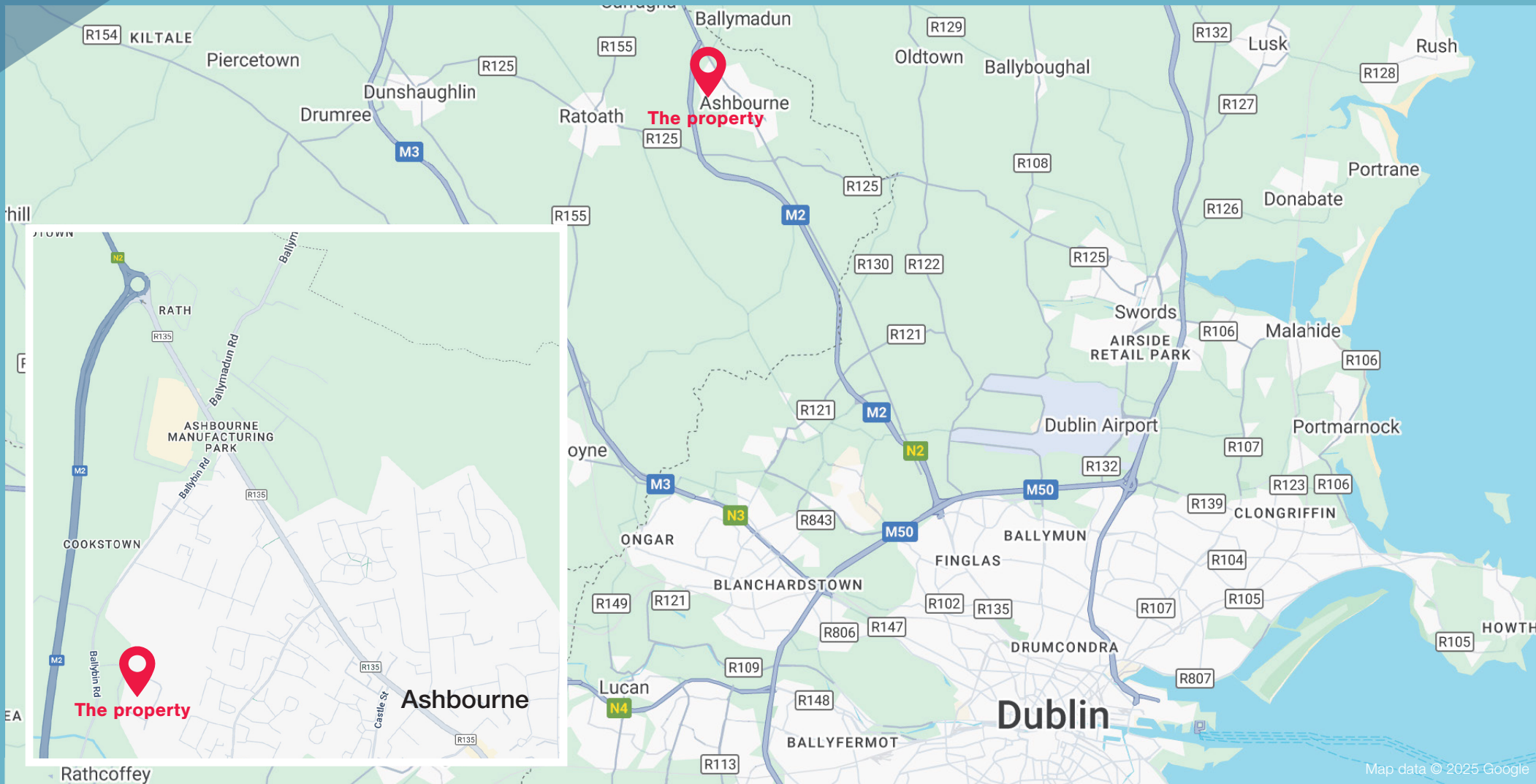
TENANCY:

The property is let on the following terms:

LEASE TERMS	7-year IRI lease from 1st March 2021
RENT	Passing rent €80,000 pa exclusive
TENANT	Details available upon request

*Intending tenants are specifically advised to verify all information including floor areas etc. See DISCLAIMER. Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake and satisfy themselves with their own investigations and into the working order of these items.





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