



Flancare Facility, Blyry Business & Commercial Park, Athlone, N37 AP23

FOR SALE / TO LET

BER B2



7,336 sq m

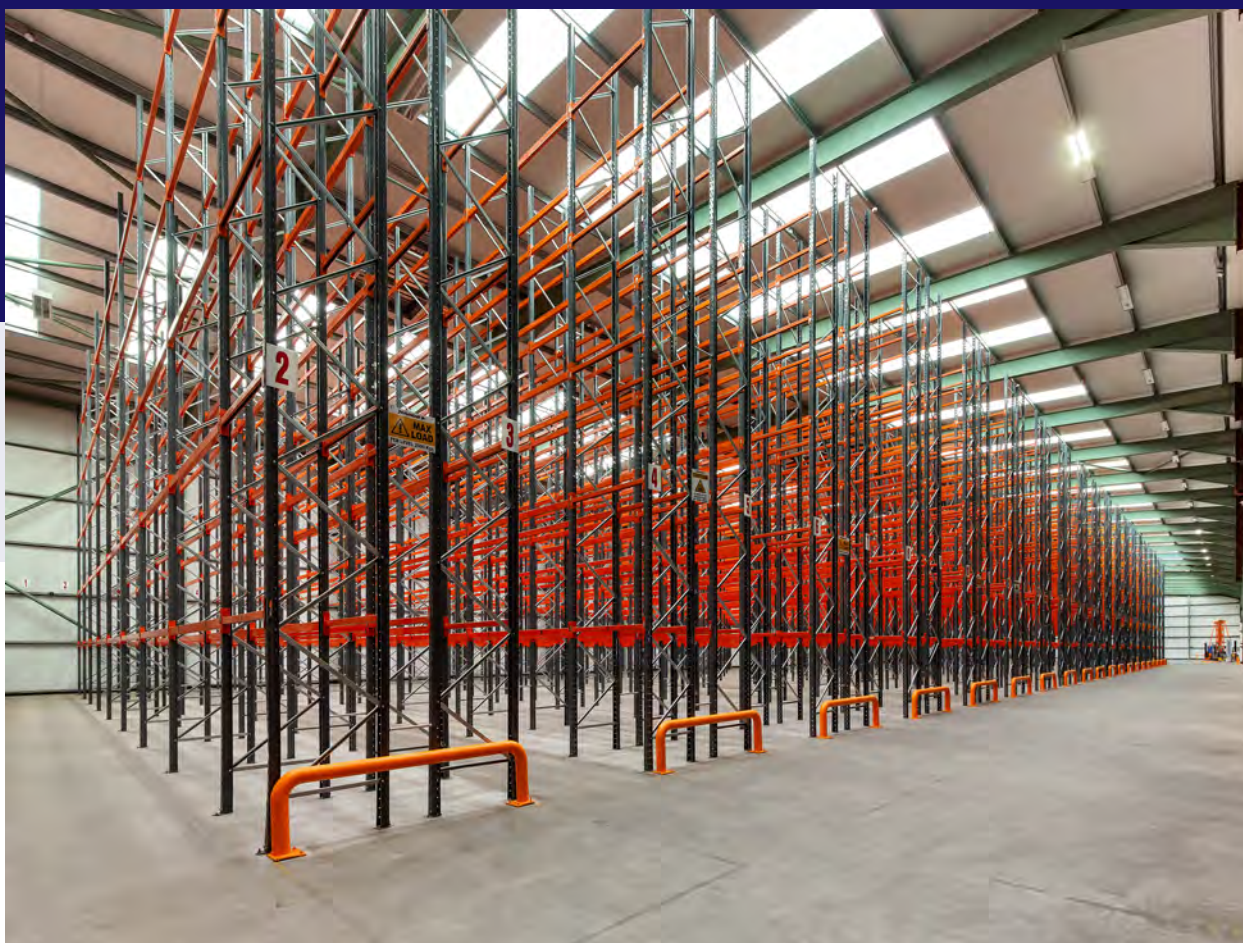


7 No. Dock
Levellers



Racked for 9,500
Pallet Spaces

Modern, Fully Racked, High Bay Warehouse Within
3 Mins Drive of N6 Jct. 9



LOCATION HIGHLIGHTS

- Blyry Business & Commercial Park is a long established industrial and warehousing location situated just off the N6 on the Dublin side of Athlone.
- Nearby occupiers include Ericsson, Heat Merchants, Jazz Pharmaceuticals, Novo Nordisk and Alexion Pharmaceuticals.
- 1.5 km from N6 Jct. 9, Athlone.
- 4 km from Athlone Town Centre.
- 112 km from M50 Jct. 7.
- 34 km from Ballinsloe.
- 89 km from Galway.

PROPERTY FEATURES

General

- Modern, detached, high bay warehouse with ancillary offices.
- Includes designated trailer parking and car parking areas.
- Roof mounted solar panels producing 132 kW.
- Comprehensive CCTV system.
- Walk-in condition.

PROPERTY FEATURES CONTINUED

Warehouse

- 9.2 m clear internal height.
- Narrow aisle racking in situ with guide wire to accommodate approximately 9,500 pallets.
- Includes generous staging areas.
- 7 No. dock levellers and 3 No. level access loading doors.
- LED lighting.
- Twin skin insulated metal deck roof incorporating approximately 10% translucent panels.
- Forklift charging points.

Offices

- 3 storey offices situated to the front of the building.
- Arranged in a mix of open plan and cellular offices.
- Includes boardroom, canteen, toilets and meeting rooms.
- Finishes include LED lighting, LPG heating, carpeted floors and data cabling.



ACCOMMODATION (sq m)

Measurement Application - Gross External

GEA	sq m
Warehouse	6,797
3 Storey Offices	539
TOTAL	7,336

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

BER

BER: B2

BER No. 801007220

Energy Performance Indicator: 132 kWh/m²/yr

LEASE TERMS / RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES

MINS

N9 Jct. 9 Athlone	3
Athlone Town Centre	6
M50 Motorway	60
Ballinasloe	24
Galway City	55

(Source: Google Maps without traffic)



GPS: 53.427799, -7.894183



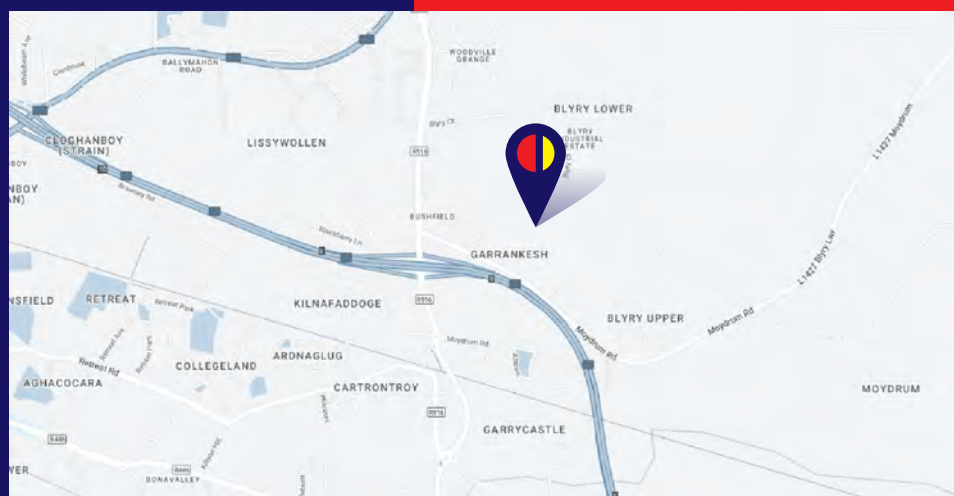
INDUSTRIAL PROPERTY SPECIALISTS

T: +353 1 453 2755

E: info@harvey.ie

W: www.harvey.ie

PSRA Licence No. 002027



DISCLAIMER

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