

TO LET

**Unit 3, IDA Business & Technology
Park, Athlone, Co. Westmeath**



**Unit 3, IDA Business & Technology Park, Athlone, Co.
Westmeath 516 sq m (5,550 sq ft)**

Property Highlights

- The unit benefits from roller shutter access, installed racking and high eaves.
- Ideally located in IDA Business Park, just east of Athlone Town Centre
- The property benefits from excellent N6 connectivity, providing easy access to both Dublin and Galway.
- The property is in good condition throughout and is available for immediate occupation.
- Adjacent occupiers include Teleflex, Ericsson, Aerie Pharmaceuticals Ireland Limited and Solventum.

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The Location

The subject property is located to the west of Athlone Town Centre in IDA Business Park. The surrounding area of the unit is an established commercial hub with several educational institutions, such as Technological University of the Shannon and Athlone Training Centre, both contributing to a stable workforce.

The property is conveniently situated adjacent to the N6 junction, a key transport link between Dublin and Galway. Access to the unit is provided via the Dublin Road.

Other occupiers in the vicinity of the property include Teleflex, Ericsson, Aerie Pharmaceuticals Ireland Limited, Solventum and Almac Sciences Ireland.

Description

The subject property extends to 516 sq m (5,550 Sq Ft) over ground and first floor. The unit is fitted out as a mix of offices and warehouse space with ancillary staff facilities.

Spread over the two floors, the unit comprises several breakout rooms varying in size, storage space, a staff canteen, a comms room and toilets.

The warehousing space benefits from a roller shutter, installed racking and high eaves.

The property benefits from seven private parking spaces at the front of the property, with additional spaces available at the front of the unit.

Rent

On application

Viewings

View by appointment with the sole letting agent Cushman & Wakefield

