

▶ FOR SALE / TO LET

REFURBISHED HIGH BAY LOGISTICS FACILITY

ATHLONE ROAD, BALLYMINION,
LONGFORD TOWN, N39 V3W8

CBRE TWM



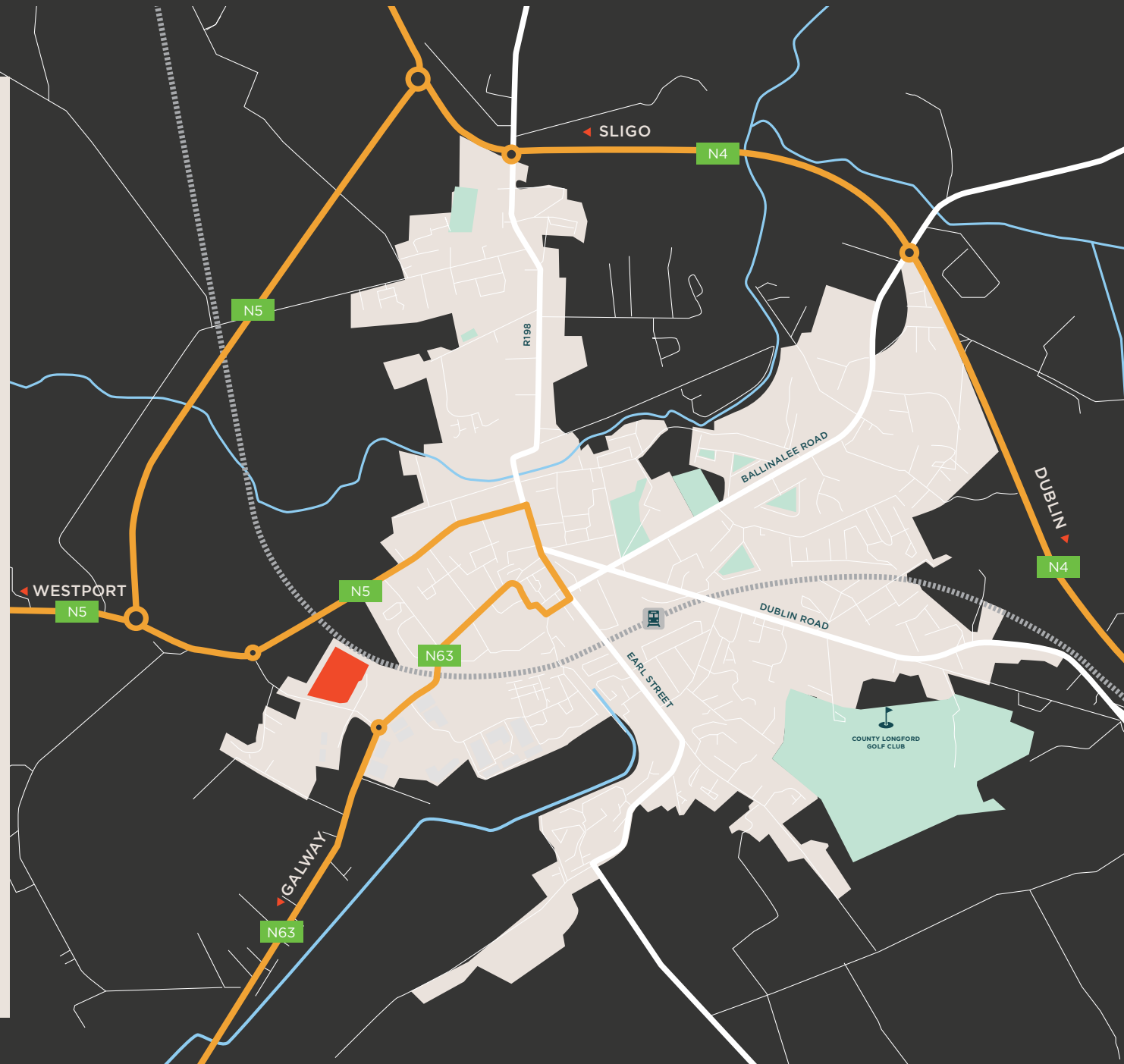


LOCATION

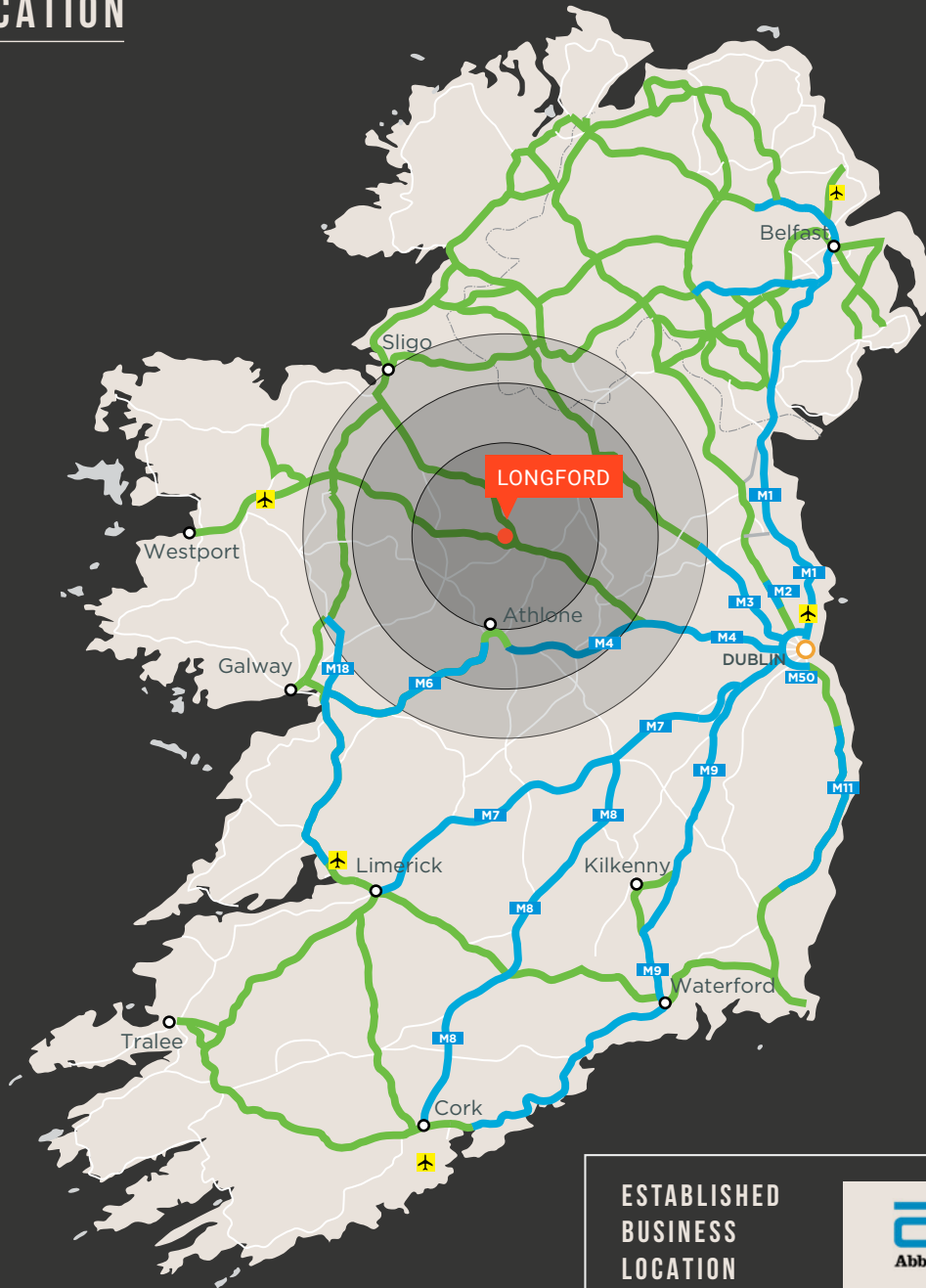
- ▶ The property is situated in Longford, a long-established location in the heart of the midlands and its central location allows quick and easy access to all major business hubs. Longford is situated at the point of divergence of the N5 (Dublin – Westport) and the N4 (Dublin – Sligo).

Longford is located approx. 41 km from Athlone which is serviced by the M6 motorway (Dublin – Galway), approx. 110 km from Dublin (M50), approx. 91 km from Sligo and approx. 128 km from Galway. Longford is serviced by the Irish railway network and has a regular commuter service to Dublin. Longford is served by Sligo to Dublin intercity services with journeys to Dublin Connolly by rail generally taking 1 hr 45 mins.

The facility is located on the outskirts of Longford Town Centre along the N63 (Athlone Road). The immediate area generally comprises warehousing, retail / wholesale and manufacturing.



LOCATION



ESTABLISHED
BUSINESS
LOCATION



TRAVEL TIMES

Strategically connected

2
MINS



Longford
Town Centre
approx. 1 KM

43
MINS



Athlone
(N63)
approx. 41 KM

75
MINS



Sligo
approx. 91 KM

75
MINS



Dublin
(M50)
approx. 110 KM

100
MINS



Galway
approx. 127 KM

60
MINS



Ireland
West Airport
approx. 82 KM

90
MINS



Dublin
Airport
approx. 127 KM

PROPERTY OVERVIEW



Warehouse

- ▶ Steel frame construction and reinforced concrete flooring
- ▶ Insulated metal deck roof incorporating translucent roof panels
- ▶ High bay warehouse totalling 12,933.73 sq. m (139,225 sq. ft.)
- ▶ Divided into two main sections, ambient and bonded
- ▶ Dedicated MHE and battery charging compound of 539.62 sq. m (5,808 sq. ft.)
- ▶ Clear internal height of approx. 9 metres
- ▶ Loading access via 15 x dock levellers and 8 x grade level doors

Offices

- ▶ Refurbished two storey offices extending to approx. 797.16 sq. m (8,580 sq. ft.)
- ▶ Office specification comprises of plastered and painted walls, part suspended ceilings with recessed lighting, tile, vinyl and carpet floor coverings, electric storage heating and air conditioning
- ▶ Offices include boardroom, canteen and locker room

External

- ▶ The entire site extends to approx. 3.82 ha (9.44 acres)
- ▶ Large circulation area with yard depth's ranging from approx. 35 m to 48 m
- ▶ 66 car spaces and over 40 trailer parking spaces
- ▶ Secure site with perimeter fencing, security hut / barriers and CCTV

SPECIFICATION



STEEL PORTAL FRAME
CONSTRUCTION



INSULATED METAL
DECK ROOF
including translucent
roof panels



REINFORCED CONCRETE
FLOORS



PROFILED METAL CLADDING
with blockwork to 1.4m



APPROX. 9 METRES CLEAR
INTERNAL HEIGHT



15 x DOCK'S /
8 x GRADE DOORS



TWO STOREY
OFFICES



SECURE SITE WITH
PALISADE FENCING



ONSITE SECURITY
HUT AND CCTV

FLOOR PLAN



AMBIENT WAREHOUSE

BONDED WAREHOUSE

AMBIENT WAREHOUSE

TWO STOREY OFFICES

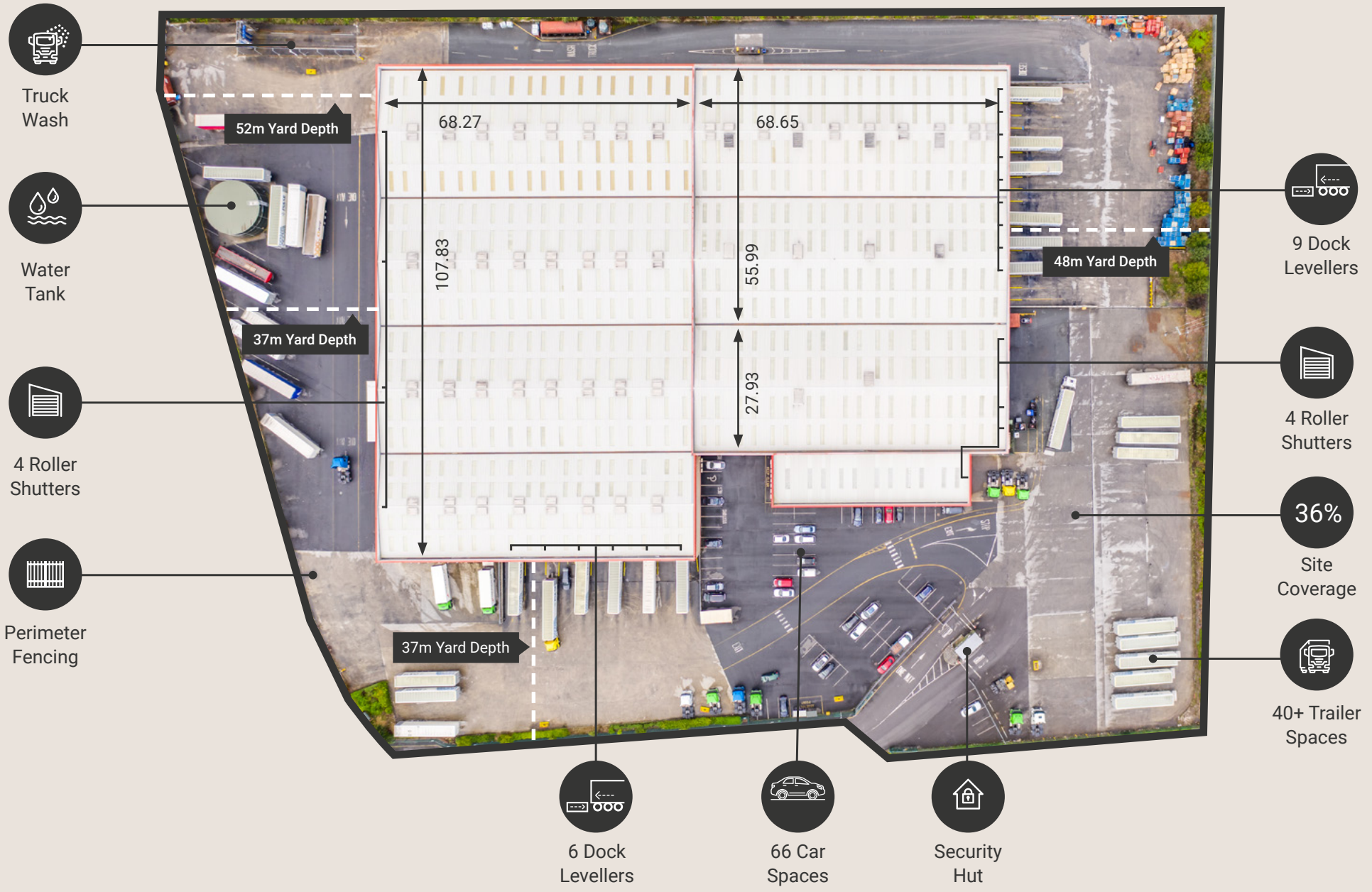
MHE & BATTERY CHARGING AREA

Schedule of Accommodation

Description	Sq. m	Sq. Ft.
Ambient Warehouse	7,423.90	79,910
Bonded Warehouse	3,940.73	42,418
Ambient Warehouse	1,569.1	16,897
MHE & Battery Charging Area	539.62	5,808
Two Storey Offices	797.16	8,580
Total	14,271.23	153,614

**All measurements are subject to final verification post refurbishment works and an assignable measurement survey shall be provided in this regard.*

SITE PLAN





BER Details



BER Number: 800421745

BER Rating: B2

Energy Performance Indicator: 48.6 kWh/m²/yr

JOINT AGENTS

CBRE

TWM

Stephen Mellon

Director

T: +353 83 473 9668

E: stephen.mellon@cbre.com

Aaron Robinson

Senior Surveyor

T: +353 87 183 9584

E: aaron.robinson@cbre.com

Willie Norse

Managing Director

T: +353 86 299 6627

E: willie@twmproperty.ie

Sarah Winters

Director

T: +353 86 380 2033

E: sarah@twmproperty.ie

These particulars are issued by CBRE Advisory Ireland Ltd and TWM on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE Advisory Ireland Ltd and TWM for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither CBRE Advisory Ireland Ltd. nor TWM nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. PSRA Licence No: 001528 and 001835