



TO LET

GANDON COURT, MOUNTMELICK RD, ROSSLEAGHAN, PORTLAOISE

Property Highlights

- The property is located adjacent to Tesco on one of the towns principal retail thoroughfares.
- Benefits from excellent transport connectivity via the M7 motorway and regular rail services to Dublin.
- Established scheme with a mix of national and local occupiers.
- Extending to Approx. 92.9 sq m (1,000 sq ft).

Property Description

The property comprises a modern ground floor retail unit extending to approximately 92.9 sq. m (1,000 sq ft). The unit benefits from generous frontage onto Gandon Road, providing strong visibility and branding opportunities.



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Location

The subject property is situated on Gandon Road, Portlaoise, one of the town's principal retail destinations. The unit occupies a high-profile position adjacent to Tesco, within a well-established retail scheme that benefits from strong and consistent footfall. Portlaoise itself benefits from excellent connectivity via the M7 motorway and regular rail services to Dublin, making it a key commuter and retail hub.

Rates

Rates are to be confirmed.

Service Charge

There is no Service Charge for this unit.

Insurance

Insurance is to be confirmed.

Rent

Quoting rent is €20,000 per annum.

Viewings

Strictly by appointment only through sole leasing agents Cushman & Wakefield.

BER

The BER is yet to be confirmed.

