

► FOR SALE / TO LET

REFURBISHED HIGH BAY LOGISTICS FACILITY

ATHLONE ROAD, BALLYMINION,
LONGFORD TOWN, N39 V3W8

CBRE TWM



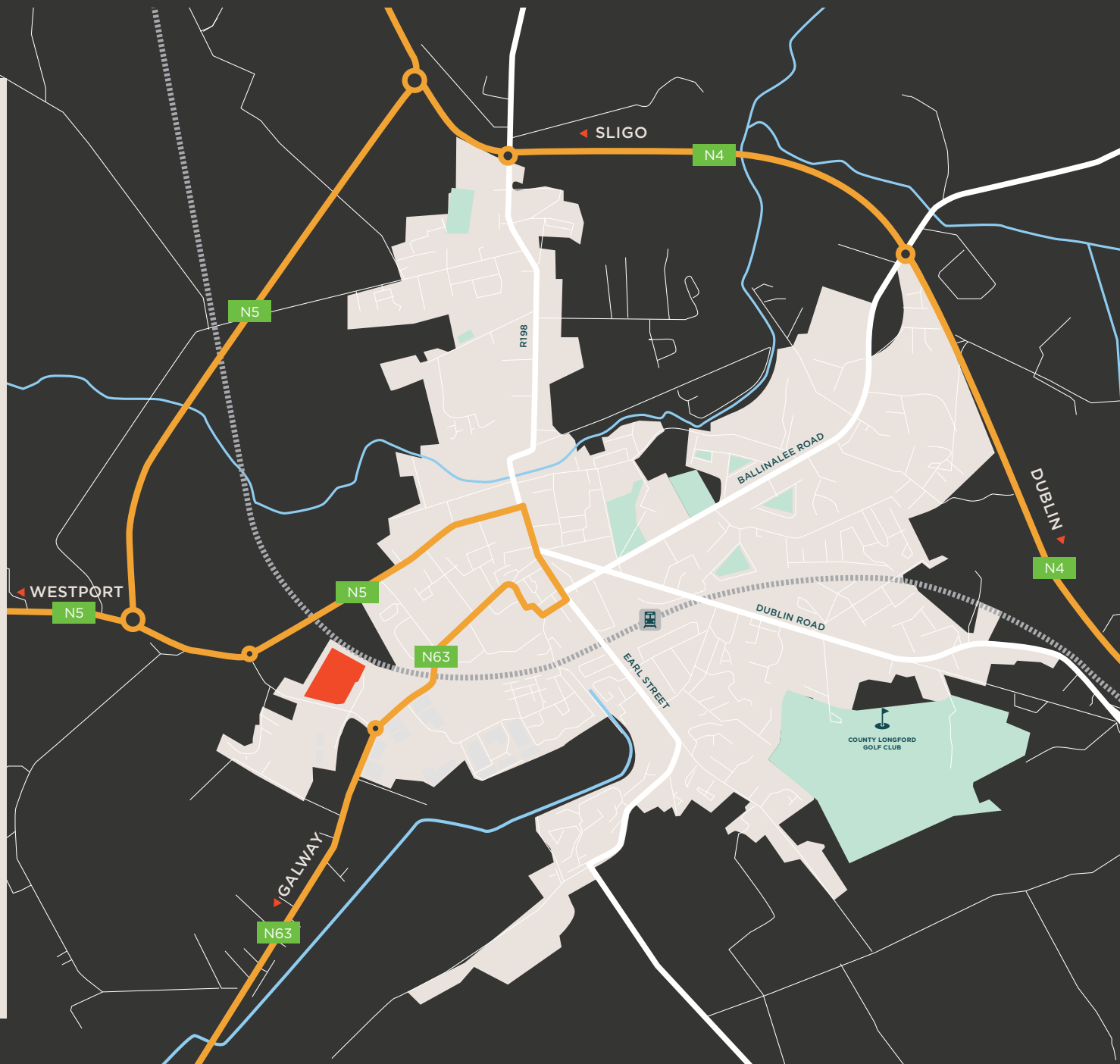


LOCATION

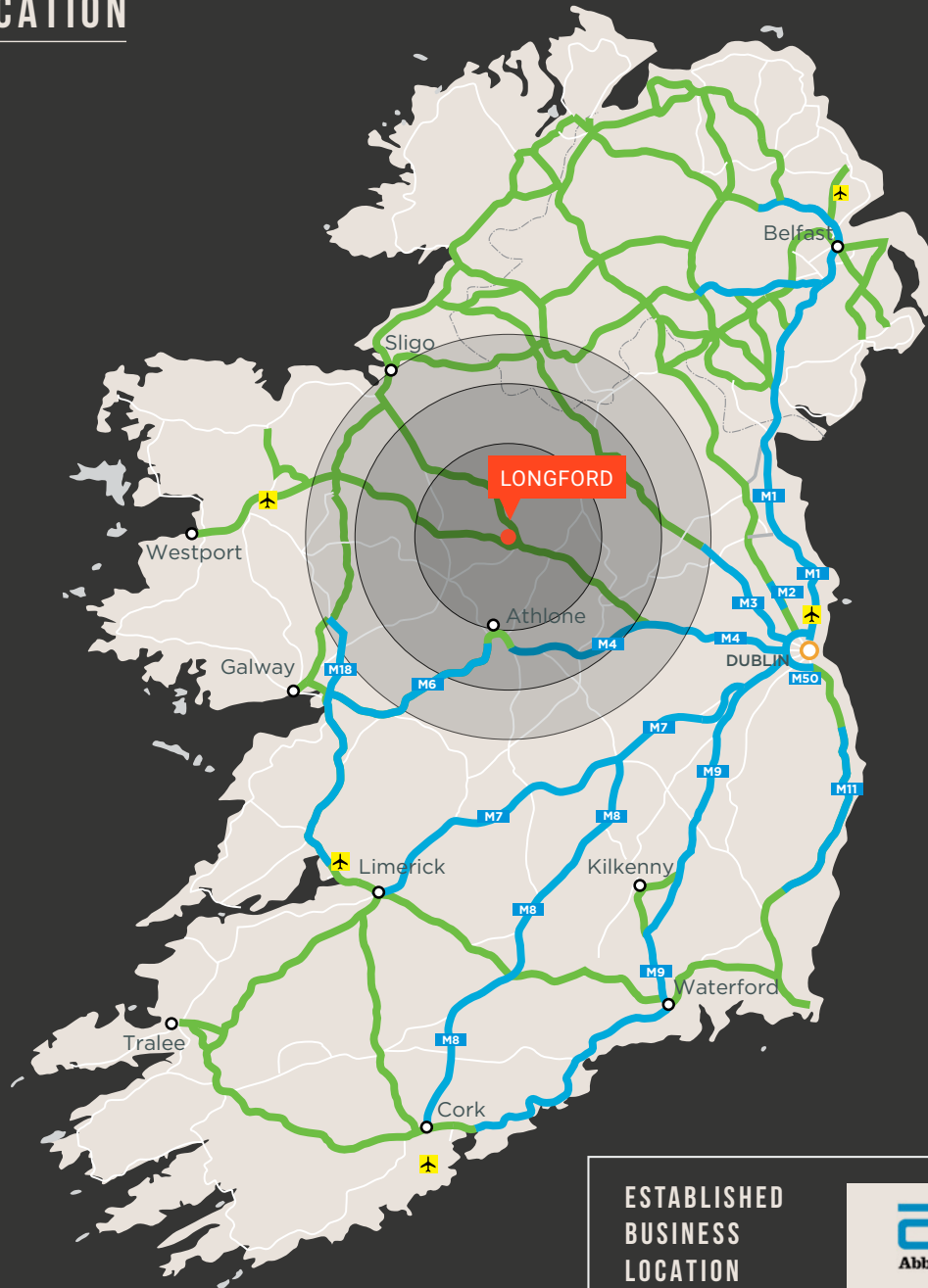
- The property is situated in Longford, a long-established location in the heart of the midlands and its central location allows quick and easy access to all major business hubs. Longford is situated at the point of divergence of the N5 (Dublin – Westport) and the N4 (Dublin – Sligo).

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.

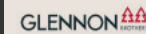
The facility is located on the outskirts of Longford Town Centre along the N63 (Athlone Road). The immediate area generally comprises warehousing, retail / wholesale and manufacturing.



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 totals 13,426.54 sq. m. / 144,522 sq. ft.
- ▶ Divided into two main sections
- ▶ Dedicated MHE and battery charging compound of 520.76 sq. m. / 5,605 sq. ft.
- ▶ Clear internal height of approx. 9 metres
- ▶ Loading access via 15 x dock levellers and 8 x grade level doors

Offices

- ▶ Refurbished offices extending to approx. 778.64 sq. m. / 8,381 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. 37 m to 52 m
- ▶ 66 car spaces and over 40 trailer parking spaces
- ▶ Secure site with perimeter fencing and security hut / barriers

SPECIFICATION



 HIGH BAY WAREHOUSE EXTENDING TO APPROX. 13,389.55 sq. m. / 144,124 sq. ft.	 INSULATED METAL DECK ROOF INCLUDING TRANSLUCENT ROOF PANELS	 REINFORCED CONCRETE FLOORS
 YARD DEPTHS RANGING FROM APPROX. 35m to 48m	 APPROX. 9 METRES CLEAR INTERNAL HEIGHT	 15 x DOCK'S / 8 x GRADE DOORS
 REFURBISHED OFFICES EXTENDING TO APPROX. 778.64 sq. m. / 8,381 sq. ft.	 SECURE SITE OF APPROX. 9.44 ACRES WITH PALISADE FENCING	 ONSITE SECURITY HUT

FLOOR PLAN



WAREHOUSE 2

WAREHOUSE 1

REFURBISHED
OFFICES

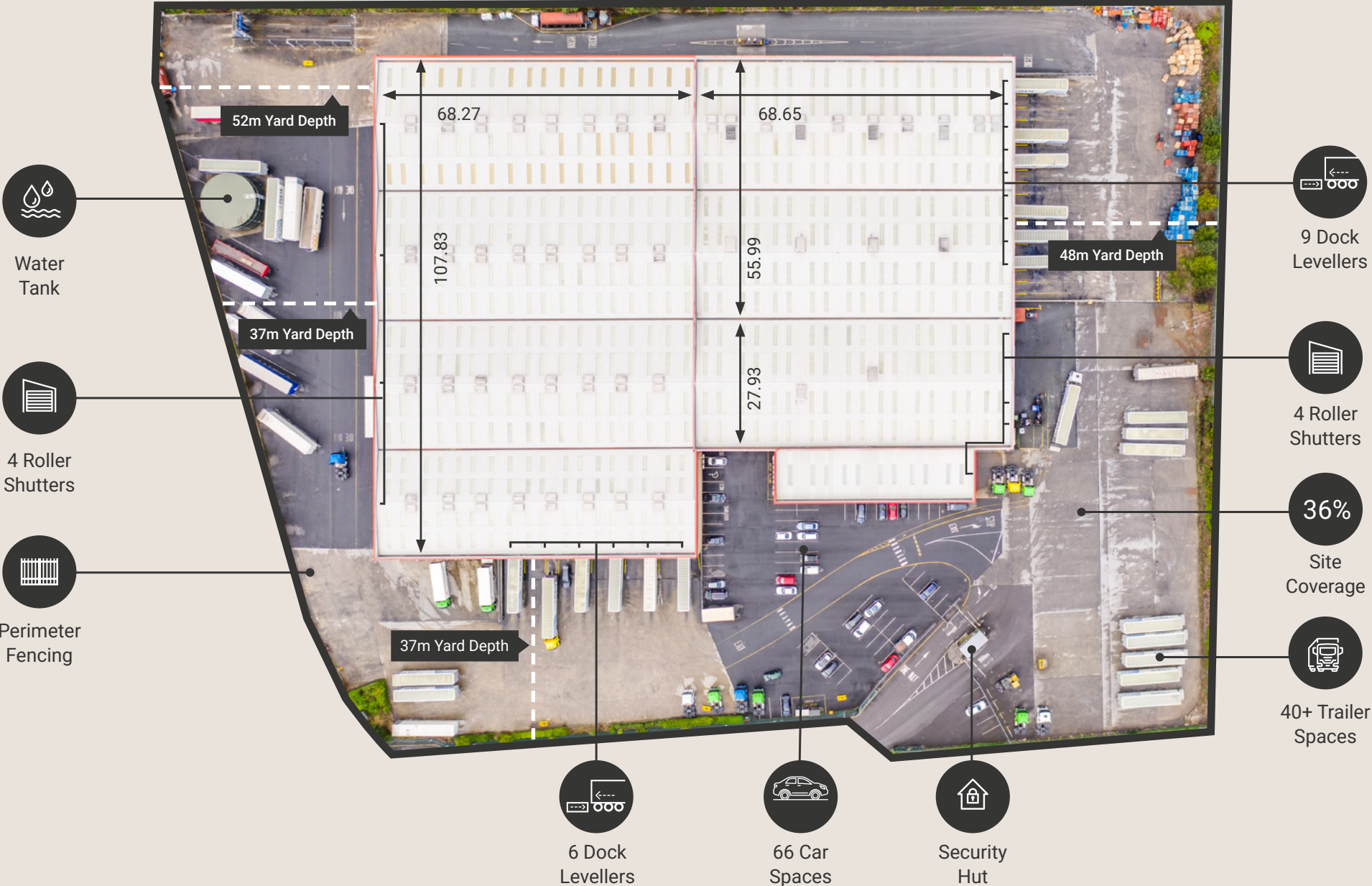
MHE & BATTERY
CHARGING AREA

► Schedule of Accommodation

Description	Sq. m.	Sq. Ft.
Warehouse 1	5,486.27	59,054
Warehouse 2	7,419.53	79,863
MHE & Battery Charging Area	520.76	5,605
Offices	778.64	8,381
Total	14,205.20	152,904

**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

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