

OFFICE

First Floor,
New Square
Mitchelstown Town Centre
Co. Cork

POWER
& ASSOCIATES

TO LET



BER

Large open plan first floor commercial unit comprising 2,695.25 sq. metres (29,011 sq. ft).

Located in Mitchelstown Town Centre, Co. Cork and in proximity to a good road network

On-site car parking available to the rear of the property

2 no. 8 passenger lift access provides access between floors and car park

Suitable for large open plan office/call centre use (Subject to Planning Permission)

Supervalu are currently located on the ground floor of the property

tel: +353 61 318 770

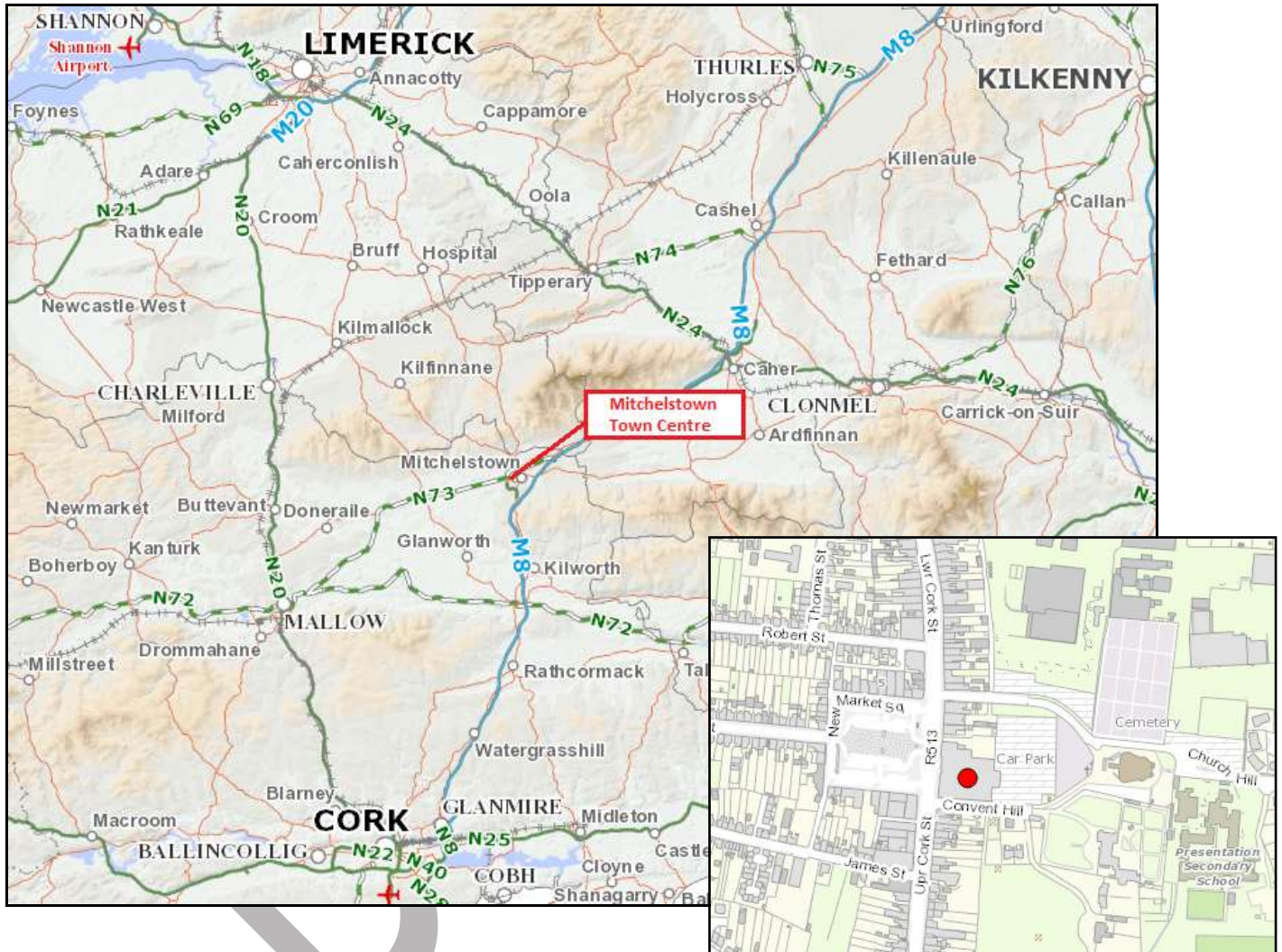
www.powercs.ie

LOCATION

The subject property is located at New Square, Mitchelstown, Co. Limerick. Mitchelstown is a provincial market town in north east Cork and is located just off the M8 Dublin to Cork motorway. The town has a population of 3,677 persons (Census 2011) and functions as an important service centre for the local area together with the surrounding hinterland.

Mitchelstown is strategically located and situated approximately 60km north of Cork City and 60km south east of Limerick City. Cork Airport is situated approximately 57km away from Mitchelstown Town Centre.

The headquarters for Dairygold Co-Operative Society Limited and the newly established Aldi Distribution Centre are both located on the outskirts of Mitchelstown Town Centre offering much employment to the area.



ACCESSIBILITY

CAR – Mitchelstown is easily accessible to Cork, Dublin and Limerick. Cork and Dublin can be accessed via the M8 Dublin to Cork motorway and Limerick via a the R513

AIR - Cork Airport is just 50 minutes from Mitchelstown, while Shannon International Airport is 75 minutes away and Dublin International Airport is 2 hours from Mitchelstown.

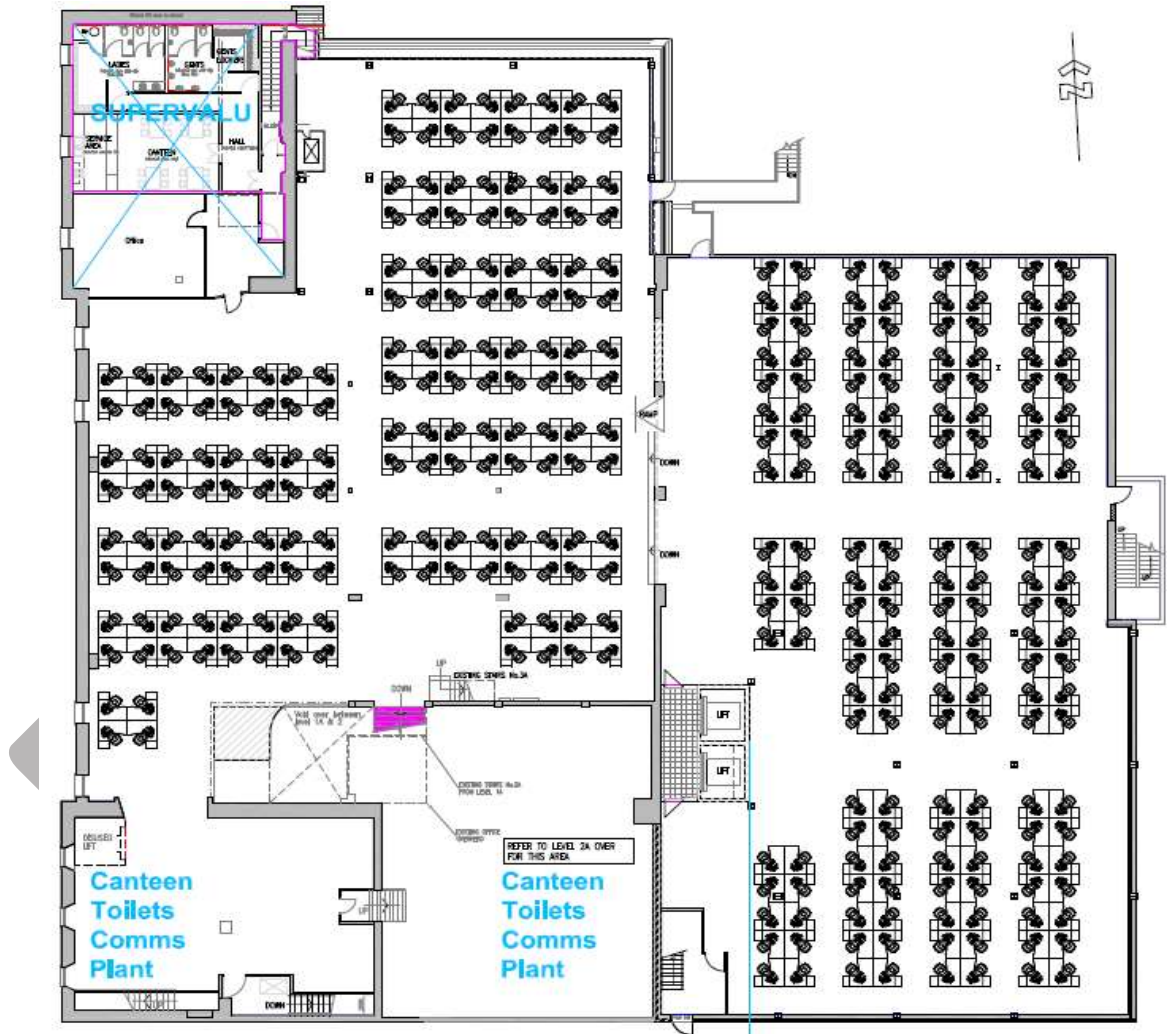
BUS – Bus Eireann provides a regular timely public transport service to both Limerick City and Cork City.

DESCRIPTION:

The property comprises a large first floor commercial unit of 2,695.25 sq. metres (29,011 sq. ft). The property is located on a split level site with on-site parking located to the rear off Convent Hill, Mitchelstown. The car park entrance is at first floor level with 2 no. passenger lifts providing access between the ground and first floor. The unit is fitted internally to provide suspended tiled ceiling with recessed lighting, air-conditioning, sprinkler system and emergency lighting. The building also benefits from fiber optic connectivity and good floor to ceiling height.

Given that the unit is all located on one floor it may be suitable for use as an office or call centre (SPP). The indicative floor plan below illustrates a possible office/call centre layout, providing seating accommodation for circa 335 people.

Indicative Office/Call Centre layout drawing



For Illustrative Purposes Only

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

| Description: | Use | Area (sq. metres) | Area (sq. feet) |
|---------------|-------------------|-------------------|-----------------|
| First Floor | Office/Commercial | 2,695.25 | 29,011 |
| Total: | | 2,695.25 | 29,011 |

TITLE

Negotiable lease terms available.

BER RATING

Available on Request

RATEABLE VALUATION

Details available on request

CONTACT

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PSR: 001297 – 001333

SERVICE CHARGES

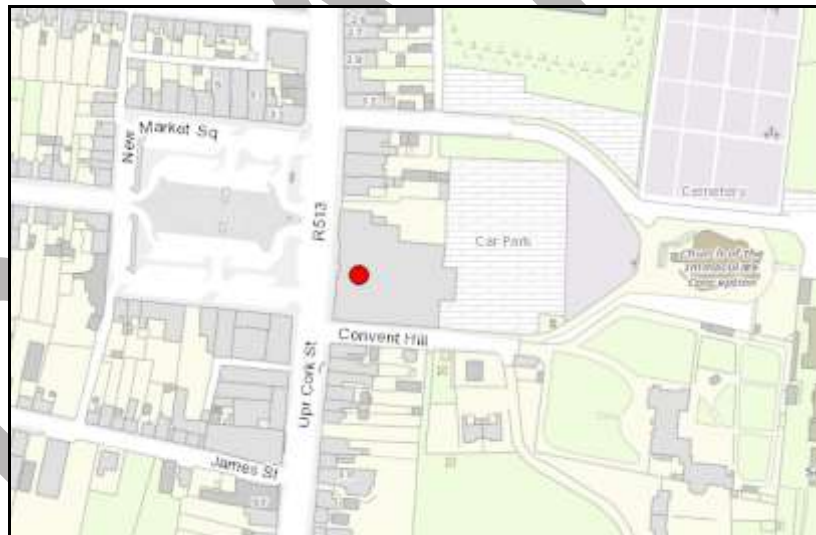
Details available on request.

QUOTING RENT

Details available on application

VIEWING

Strictly by appointment with the sole agents.



Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

Power & Associates and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

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