

**Church Road,  
Tullamore,  
Co. Offaly  
R35 PK29**

**INDUSTRIAL**



**SUPERB FOOD PRODUCTION & STORAGE  
FACILITIES**

Units from 2,000 – 12,000 sq. ft.

Office share/Meeting rooms/Demonstration rooms & Secure parking.

Tullamore is centrally located and only 10km from the M6 motorway and 1 hour from Dublin with an all day rail service to and from Dublin.

Tullamore has a history of successful food and beverage industry with national and international brand recognition.

This facility provides a platform for emerging food companies to expand their manufacturing facilities with a gateway to a greater national and international market.

Limited supply available.



**ENQUIRIES TO**

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# FOR SALE | SUPERB FOOD PROCESSING FACILITY / DISTRIBUTION CENTRE

## LOCATION

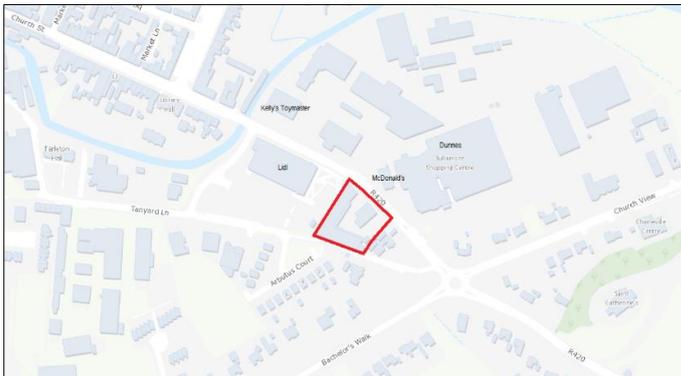
This facility is in a prime position with great access on Church Road close to the centre of Tullamore. It is immediately adjacent to Lidl and directly opposite Tullamore Shopping Centre which is anchored by Dunnes and includes McDonald's. The property has good access to the national road network and is just 1.5 km from the N52 and 2.5 km from the N80 and the M6 Motorway is accessed just 10 km north of the subject property at Kilbeggan.

## DESCRIPTION

The property is a good quality food processing facility which may be used as a distribution centre. Laid out in an 'L' shaped block, the main building includes a food processing area, intake/ dispatch area with dock levelers, dry good storage and ancillary offices at first floor level. There is a separate building suitable for food processing in the yard close to Church Road. The property has ample parking and HGV turning areas and sits on a site of an acre in total.

## FEATURES

- c.1,655 sq. m. food processing facility including 230 sq. m. of dry-stock storage space and 170 sq. m. of ancillary offices at first floor level.
- c.355 sq. m. standalone building in yard which is suitable for food production.
- Own well onsite for independent water supply.



## OTHER DETAILS SECTION

Great opportunity to lease a purpose-built food processing facility to serve the Midland's area.

The food production area is fitted with insulated refrigeration paneling throughout. Large regional towns of Athlone, Mullingar and Portlaoise are all within 45km of this site.

## LEASE

Flexible lease terms available.

## BER RATING

TBC

## RATEABLE VALUATION

€8,900 (2020)

## QUOTING PRICE

On Application

## SERVICE CHARGES

Not Applicable

## VIEWING

Strictly by appointment with the sole agents Power Property

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