

# Unit 1 Pullamore Business Park, Dublin Road, Cavan

TO LET (By Assignment or Sub Lease)

- Excellent Retail Warehouse/Industrial Unit of approx 239 sq.m with parking and yards
- High profile and accessible location fronting the N3 (Dublin – Cavan Road) close to Cavan Town centre.
- Ground Floor – 239 sq.m  
Mezzanine – 172 sq.m  
(Removable – tenants fitting)



## LOCATION

The subject property is located in Pullamore Business Park, approximately 2km south of Cavan Town Centre.

Pullamore Business Park is an established retail and trading location, which benefits from extensive profile onto the busy N3 Dublin – Cavan Road. The park is very accessible and is in close proximity to Cavan Town Centre.

The property occupies a prominent location adjacent to the N3, and other occupiers in the park include Breffni Electric, Luxor Lighting, NCT Test Centre, Rainbow Wash Systems, McDonalds Restaurant & Drive Thru, Richardson's Bathrooms and Tiles, and a Texaco Service Station incorporating Spar Express.

## DESCRIPTION

The property comprises an end of terrace retail warehouse unit incorporating retail trade area, staff facilities and a warehouse.

The building is of steel portal frame construction under a double skin insulated metal deck roof with translucent panels. The warehouse has a treated concrete floor with suspended sodium light fittings and a steel framed mezzanine extends over a significant portion of the property. There are two roller shutter doors provides loading access to the front and rear of the property. Eaves height is approximately 7.05 metres.

Internally, the property is divided to provide for a retail trade counter, fitted to modern standards with suspended ceilings, and incorporating recessed light fittings. There are also some staff facilities and toilets to the front of the unit with the rear of the unit and the mezzanine used for storage.

There is a yard to the rear of the premises which is currently used for loading and delivery purposes. There is extensive car parking located at the premises.

## ACCOMMODATION

(Approximate gross external areas)

Description	Floor Area sq.m.
Main Warehouse	239 sq.m
Mezzanine (Temporary)	172 sq.m
<b>Total</b>	<b>411 sq.m</b>

## RATES

The rates payable in 2009 were €2,670.

## LEASE

The property is held under lease from 01st November 2001 for a term of 25 years subject to five yearly rent reviews at a current rent of €27,400 per annum.

## TERMS

The property is available to Let by Assignment of the existing lease or under a Sub-Lease, subject to negotiation.

## SERVICES

All mains services are connected to the property. The building is fitted with a burglar and fire alarm.

## POTENTIAL

The property is ideally suited to tenants seeking to acquire modern a modern retail warehouse/industrial building occupying a prominent location fronting the N3 (Dublin–Cavan Road) and is in close proximity to Cavan Town Centre.

## VIEWING

Strictly by appointment with the sole letting agents.



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Note: The foregoing particulars are for guidance purposes. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.