O'Neill & Co.
CHARTERED SURVEYORS
& AUCTIONEERS LTD

For Sale



Warehouse with Storage, Food Preparation & Brewery
Woodstock Industrial Estate
Athy
Co. Kildare

- **Extensive Storage, Food Preparation and Brewery Facility extending to 3,018 sqm (32,846 sq. ft) on circa 2.5 acres.**
- **High-profile position within Woodstock Industrial Estate situated on the Kilkenny Road and within minutes of the Athy Distributor Road N78 which connects to the M9**
- **Partly leased for a 10-year term at a current rent of €55,000 per annum with additional asset management opportunities and or owner occupation**
- **The vacant section is fitted out as a brewing facility, with brewing equipment available in addition to the building sale**

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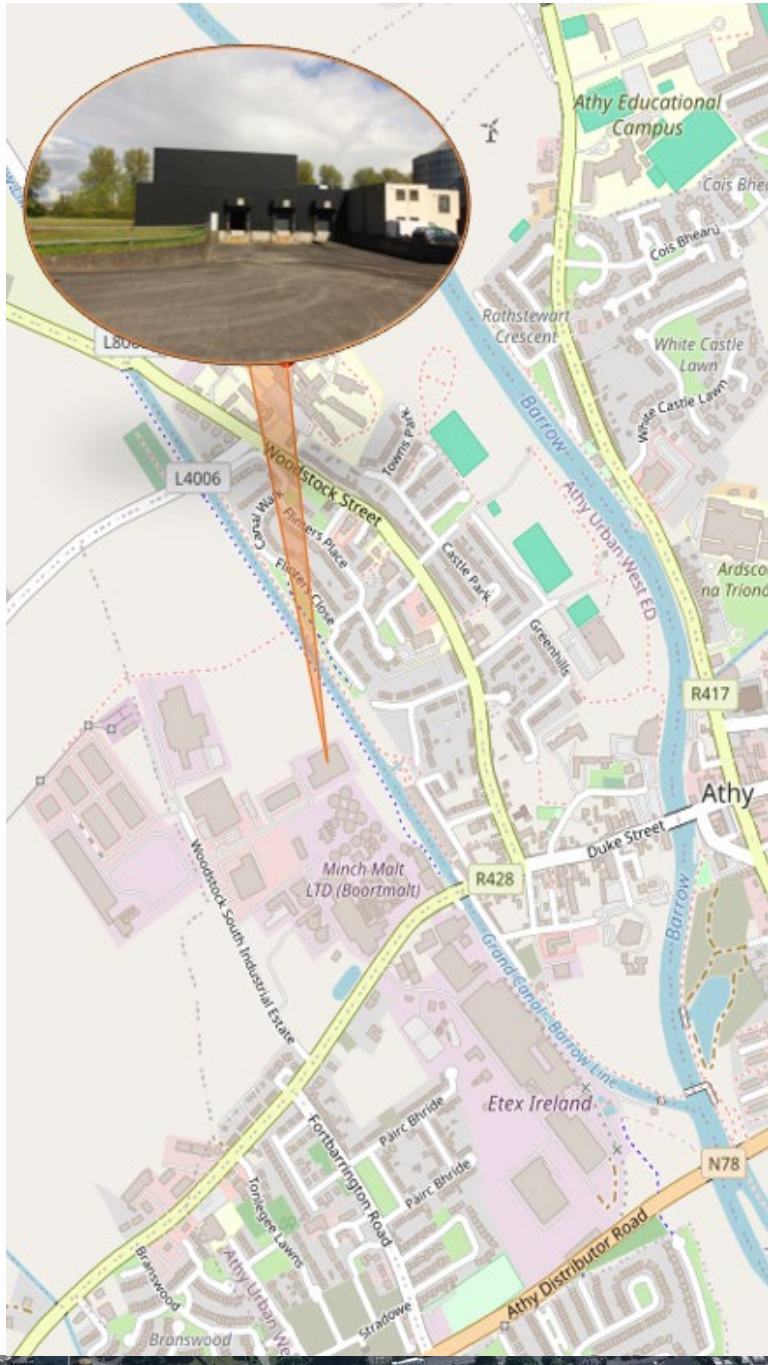
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Location

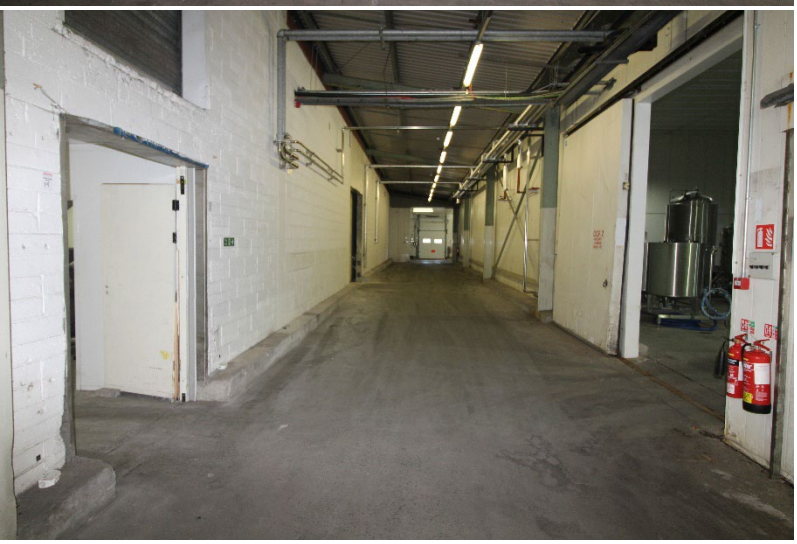
- Athy is a well-established and vibrant commercial hub, serving as an industrial and service centre for County Kildare. The town centre is supported by several car parks, strong public transport links, and close proximity to the M9 motorway
- With a population of c. 11,000, the town benefits from a growing residential catchment and strong employment base
- The town benefits from a strong mix of national retailers, independent traders, cafés, restaurants, professional services, and financial institutions
- The subject unit is located in Woodstock Industrial Estate located off the Kilkenny Road close to the N78 Athy Distributor Road
- Neighbouring occupiers include Minch Malt, An Post and the Pearson Group





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Description

- Property comprises storage, food preparation and brewery facility constructed with a steel portal fame, incorporating profiled metal cladding and extending to 3008 sq m (32,378 sq ft) with dockleveler and loading door access from the front and rear. The site extends to circa 2.5 acres with extensive yard and adjoining development site
- The property is arranged as storage along with staff, canteen and office facilities at ground and first floor level all separately accessed. office accommodation is located towards the front of the facility and includes open plan area, boardroom, some cellular accommodation, WC'S and kitchenette carpeted floors, double glazed PVC windows, strip fluorescent lighting, electric storage heating, and perimeter trunking.
- The property is partially leased for a term of 10 years from Sept 2024 at a current passing rent of €55,000 per annum exclusive and offers further asset management opportunities or owner occupation.
- The remaining vacant section is currently fitted out as a specialised brewing facility, with the associated brewing equipment available for purchase by separate negotiation from the sale of the property.

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Ratable Valuation

€77,400

BER

BER C1

Quoting Price

On Application

Viewing Details

By Appointment only



Further Information



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