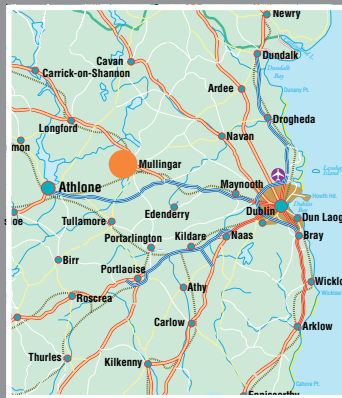
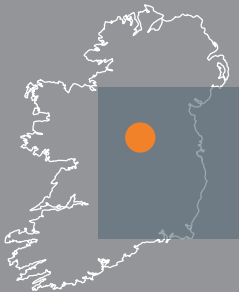




IDA CLONMORE BUSINESS PARK, MULLINGAR

c.23,390FT² (c.2,173M²)

OFFICE FACILITY





Aerial View

IDA, CLONMORE BUSINESS PARK, MULLINGAR



Interior



Interior

Designed to provide a high quality and flexible working

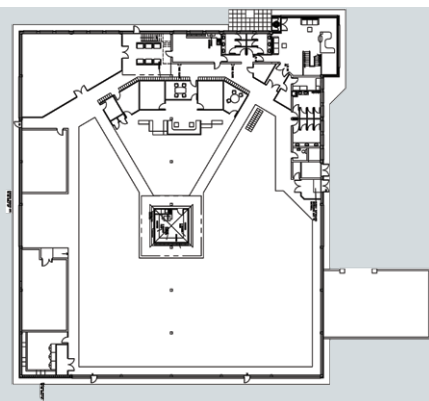
This c.23,390ft² (c.2,173m²) two storey office facility is located on IDA's Clonmore Business Park on the outskirts of Mullingar town.

The property is currently laid out as a customer services / support centre, with spacious open plan areas, individual offices, and meeting rooms, however it could be adapted to suit many uses, subject to planning. There are approximately 86 car park spaces on site and additional spaces may be available if required.

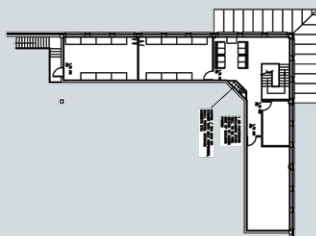
Mullingar with a population of c.18,500 is the principal town and administrative centre of County Westmeath. The town benefits from excellent road and rail infrastructure and has easy access to Dublin (50 miles / 80kms) via the M4/M6 Dublin – Galway Motorway.

Specifications

- Concrete Portal Frame Construction
- Part brick faced and part steel clad external walls
- Suspended ceilings
- Air Conditioning
- Offices on mezzanine accessed by staircases
- Bathroom and Reception areas finished to high standard



Ground Floor Level



First Floor Mezzanine

Not to Scale



Park Area: c. 10 acre (c.4 hectare)
 Zoning: Industrial
 Tenure: Leasehold

Lease Terms: Flexible lease terms available

Rent Price: Available on application

Viewing: Strictly by appointment

environment.

Site Details

- c.10 acre / 4 hectare IDA Business Park
- Fully landscaped and serviced site
- c. 86 Car Parking Spaces
- Zoning Industrial
- Adjacent to M4/M6 Motorway and National Primary Routes

Accommodation Schedule*

Ground floor	2,034 m ²	21,894 ft ²
First floor mezzanine	139 m ²	1,496 ft ²
Gross floor area	2,173 m ²	23,390 ft ²

* Lettable areas subject to final measurement

PROPERTY MARKETING

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Fax: +353 (90) 647 1551

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