

LOCATION MAP



Leases

25 Year leases with five yearly rent reviews

Rent

Available on application

Specification

All units will be provided to a standard shell and core specification

Service / Management Charges

Details available on request

VAT

Any VAT liability arising from the creation of a lease will be the responsibility of the tenant

JOINT AGENTS



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A Development by
Kelem Properties Limited

Architects
David O'Malley

Building Contractors



The joint agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility to the joint agents or the Vendors or Lessors and are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) the joint agents cannot guarantee the accuracy of any description, dimensions references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves on inspection or otherwise as to the accuracy of each of them; iii) no employee of the joint agents has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price an/or rent, all figures are quoted exclusive of VAT, intending purchasers must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) The joint agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



TO LET
NEW RETAIL WAREHOUSING
UNITS WITH MEZZANINE

JOIN



The Location

- Castlebar is located just 15 minutes from Westport, 30 minutes from Ballina and 1 hour from Galway City and Sligo.
- An established town, Castlebar is the administrative capital of County Mayo and is one of the main commercial centres in the west of Ireland.
- Castlebar is situated in the rapidly developing Western Region midway between Galway and Sligo.
- Castlebar Shopping Park is located on Breaffy Road which benefits from direct access onto the (N60) main Castlebar to Roscommon Road. The park is located approximately 1.6 KM from Castlebar town centre.
- Adjoining occupiers include Volex Ltd, Mayo Leisure Point, and Casey Auto Centre.

AERIALVIEW



The Scheme

- Retail warehouse scheme comprising approximately 11,160 sq.m including a 5,000 sq.m. Woodies DIY Superstore and Garden Centre.
- Woodies DIY is one of Ireland's largest DIY chains with over 20 stores nationwide in the principal urban centres.
- Units available from 400 sq.m to 1,000 sq.m.
- Designed to the highest standard with excellent design flexibility including mezzanine space available with storage.
- Suitable for a variety of uses including Furniture, Bathrooms, Kitchens, Carpets, Electrical, Toys etc.
- Future phases of the scheme to include additional warehousing and offices.
- 424 surface car parking spaces





DRIVETIME MAP



Drivetime	Population 2002	Annual Expenditure
20 MINUTES	29,000	€302,900,885
30 MINUTES	51,000	€518,782,514
40 MINUTES	72,000	€817,744,179

(Source: Gamma)

Demographics

72,000 people live within a 40-minute drive of Castlebar. Castlebar is surrounded by towns such as Ballina, Westport, Claremorris, Foxford and Ballyhaunis.

Infrastructure

Castlebar has benefited from significant investment in infrastructure in recent years, providing easy access, via road, rail and air. Located on the N5, Castlebar is just one hours drive from both Galway and Sligo with Knock International Airport only 25 minutes away. Galway Mayo Institute of Technology provides Castlebar with a local supply of academic and technical research expertise.