





TO LET

688 sqm Industrial / Warehouse Unit

Unit 11, Mullaghboy Industrial Estate Navan Co. Meath C15 EC6

Raymond Potterton & Co. are delighted to present Unit 11, Mullaghboy Industrial Estate, a modern and extensively fitted industrial / warehouse unit with a strong emphasis on high-quality office, showroom and staff accommodation, located within one of Navan's most established industrial estates.

The property has been significantly upgraded throughout and is presented in excellent condition, providing a well-balanced combination of warehouse space and high-spec ancillary accommodation over ground and mezzanine levels.

The unit is ideally suited to a wide range of industrial, trade, manufacturing or logistics uses, and would equally appeal to occupiers seeking a high-quality premises in a proven commercial location (subject to any necessary consents).

At ground floor level, the accommodation incorporates a front reception / showroom, secondary reception and offices, boardroom, canteen facilities, comms / store room and multiple WC facilities, all finished to a modern and professional standard.

The warehouse area benefits from excellent internal clear height, concrete floors and electric roller shutter door access.

A substantial concrete mezzanine floor is provided, accessed via both stairs and forklift.

Externally, the unit is situated within a secure and well-maintained industrial estate with forecourt parking and service access.

Ground floor: approx. 460 sq. m (4,951 sq. ft.)
Mezzanine floor: approx. 228 sq. m (2,454 sq. ft.)
Total floor area: approx. 688 sq. m (7,405 sq. ft.)

FEATURES

- Established industrial / commercial estate
- High-quality office and showroom accommodation
- Large warehouse with excellent internal height
- Concrete mezzanine floor
- Electric roller shutter door
- Three-phase power
- CCTV and fire alarm system installed
- Gas connection in place
- On-site parking

BER

BER C3, details available on request.

RENT

Rent is €55,000 per annum, exclusive of VAT, rates and service charges.

FOR FURTHER DETAILS

Contact Darren Whelan on 046 9027666





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