





Raymond Potterton Auctioneers are delighted to present this excellent multi-let commercial investment situated in the established Balmoral Industrial Estate, Navan.

The property comprises two commercial buildings extending to approximately 1,814 m² (19,525 sq ft) in total and divided into independently occupied units of varying sizes.



Balmoral Industrial Estate, Kells Road, Navan, Co. Meath

The accommodation provides a versatile mix of retail showrooms, workshops, storage and service-based commercial space.

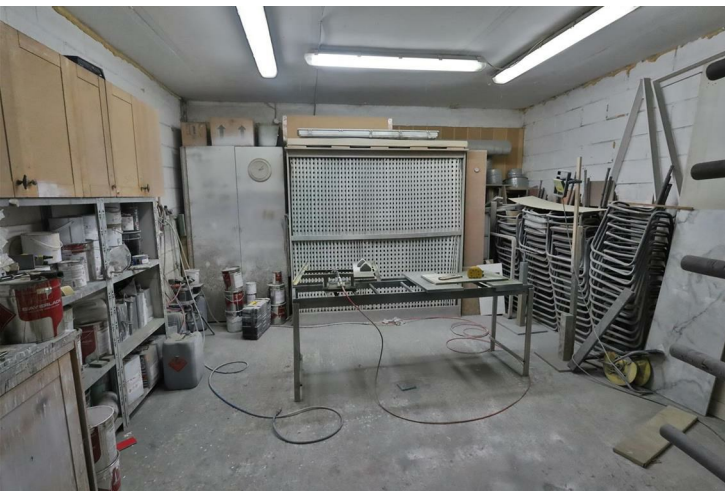
The units are currently occupied by eight well-established tenants representing a good mix of retail and service businesses.

Internally, the units have been individually fitted out to suit their respective occupiers and include retail display areas, showrooms, production areas, workshops and storage accommodation.

The workshop units provide generous open-plan working areas with excellent floor-to-ceiling heights.

The buildings are principally of concrete-block and steel-framed construction with pitched, profile-clad roofs incorporating translucent roof panels.

The property benefits from individual entrances to the various units together with extensive hard-surfaced circulation areas, customer parking, loading facilities and convenient vehicular access throughout the development.



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The combination of its established tenant base, diverse range of commercial uses and convenient town-centre location makes this an excellent investment opportunity.

ACCOMMODATION

Block A - Unit 1 & 1A

Ground Floor - 543 sqm / 5,844 sq. ft.

Block A - Unit 2

Ground Floor & First Floor - 271 sqm / 2,916 sq. ft.

Block A - Unit 3

Ground Floor - 139 sqm. / 1,496 sq. ft.

Block A - Unit 4

Ground Floor - 125 sqm. / 1,345 sq. ft.

Block A - Unit 5 (A) & (B)

Ground Floor - 167 sqm. 1,797 sq. ft.

Block B - Units 1 & 2

Ground Floor - 155 sqm. / 1,671 sq. ft.



Block B - Unit 3

Ground Floor - 124 sqm. / 1,335 sq. ft.

Block B - Unit 4

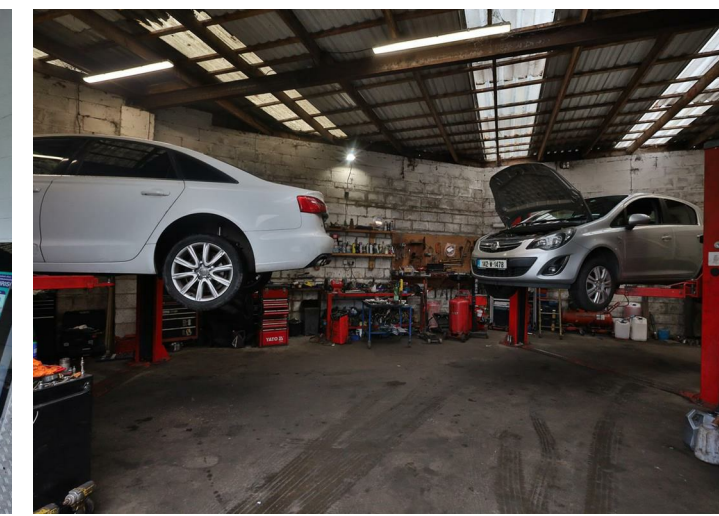
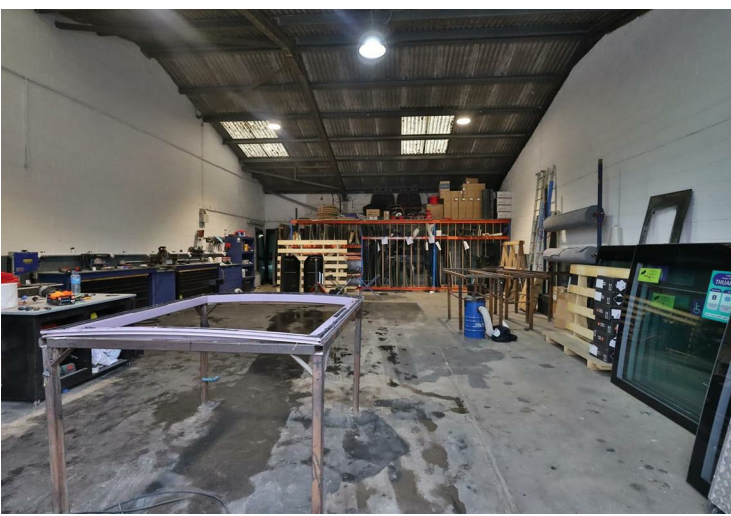
First Floor - 290 sqm. / 3,121 sq. ft.

Total Accommodation

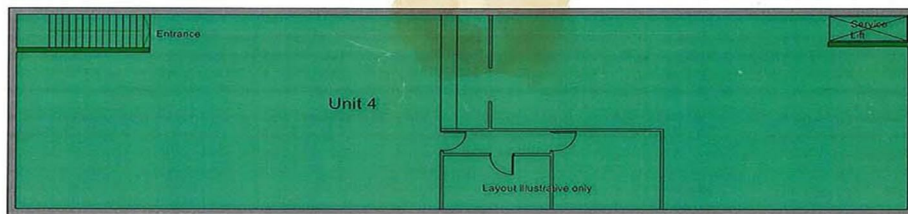
1,814 sqm. / 19,525 sq. ft.

LOCATION

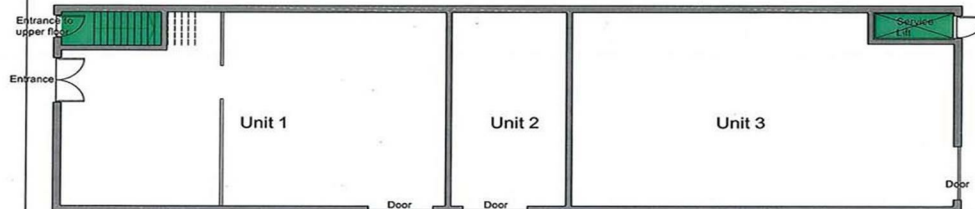
The property is prominently situated within Balmoral Industrial Estate, immediately northwest of Navan Town Centre. The estate occupies a highly accessible position close to the junction of the N51, R147 and R895, providing convenient access to Navan and the surrounding regional road network, including the M3 motorway. The property is within walking distance of Navan Town Centre and close to Navan Shopping Centre, Blackwater Park, local schools, shops and a wide range of commercial and recreational amenities. Balmoral Industrial Estate is an established commercial location accommodating a mix of retail, industrial and service-based businesses.





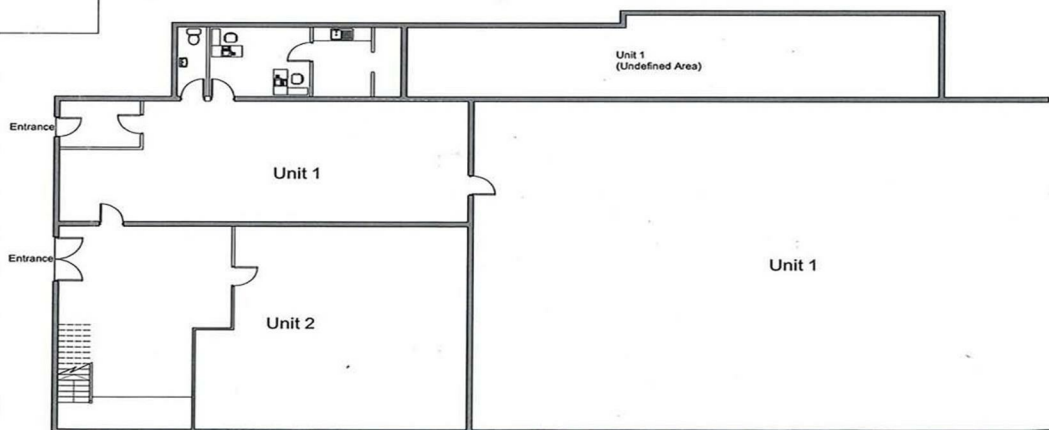


Block B - 1st Floor (Gross Area 290m² or 3121 ft²)

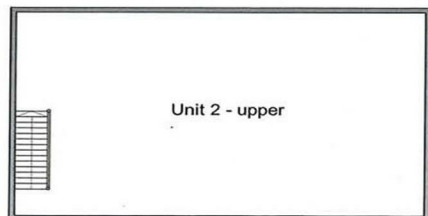


Block B - Ground Floor (Gross Area 290m² or 3,121 ft²)

Access Route



Block A - Ground Floor (Gross Area 1130m² or 12,163 ft²)



Block A - 1st Floor (Gross Area 132m²)

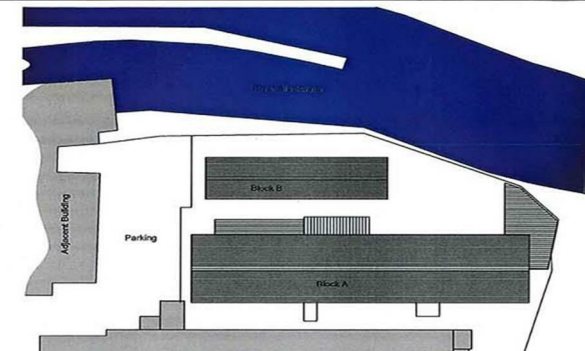
Block A - Area Schedule

Unit 1 -	543m ² (5,844 ft ²)
Unit 2 Gr.Fl. -	139m ² (1,496 ft ²)
Unit 2 1st.Fl. -	132m ² (1,420 ft ²)
Unit 3 -	139m ² (1,496 ft ²)
Unit 4 -	125m ² (1,345 ft ²)
Unit 5 -	167m ² (1,797 ft ²)

Block B - Area Schedule

Unit 1 -	118 m ² (1,270ft ²)
Unit 2 -	37.3m ² (401ft ²)
Unit 3 -	124m ² (1,335ft ²)
Unit 4 -	290m ² (3,121ft ²)

Circulation Area



Location Plan

