

LEASE/PURCHASE

Full details on Sale Prices / Rents available on request.
New Leases are available on all units on flexible terms.

ENQUIRIES

Viewing by Appointment with Sole Agents
Finnegan Menton
Contact: Aidan Hora, Simon McGough or Maria Eivers on
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AGENTS



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CONTRACTORS



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MARLINTOWN OFFICE PARK



FOR SALE / TO LET



Dublin Road | Mullingar | Co. Westmeath.

- Modern Office Space from c.60sq.m - 1,796sq.m (645sq.ft - 19,330sq.ft).
- Strategically located on M4 Sligo - Dublin Motorway.
- Extensive Car Parking.
- Very High Specification.
- Competitive Prices / Rents.



**Finnegan
Menton**

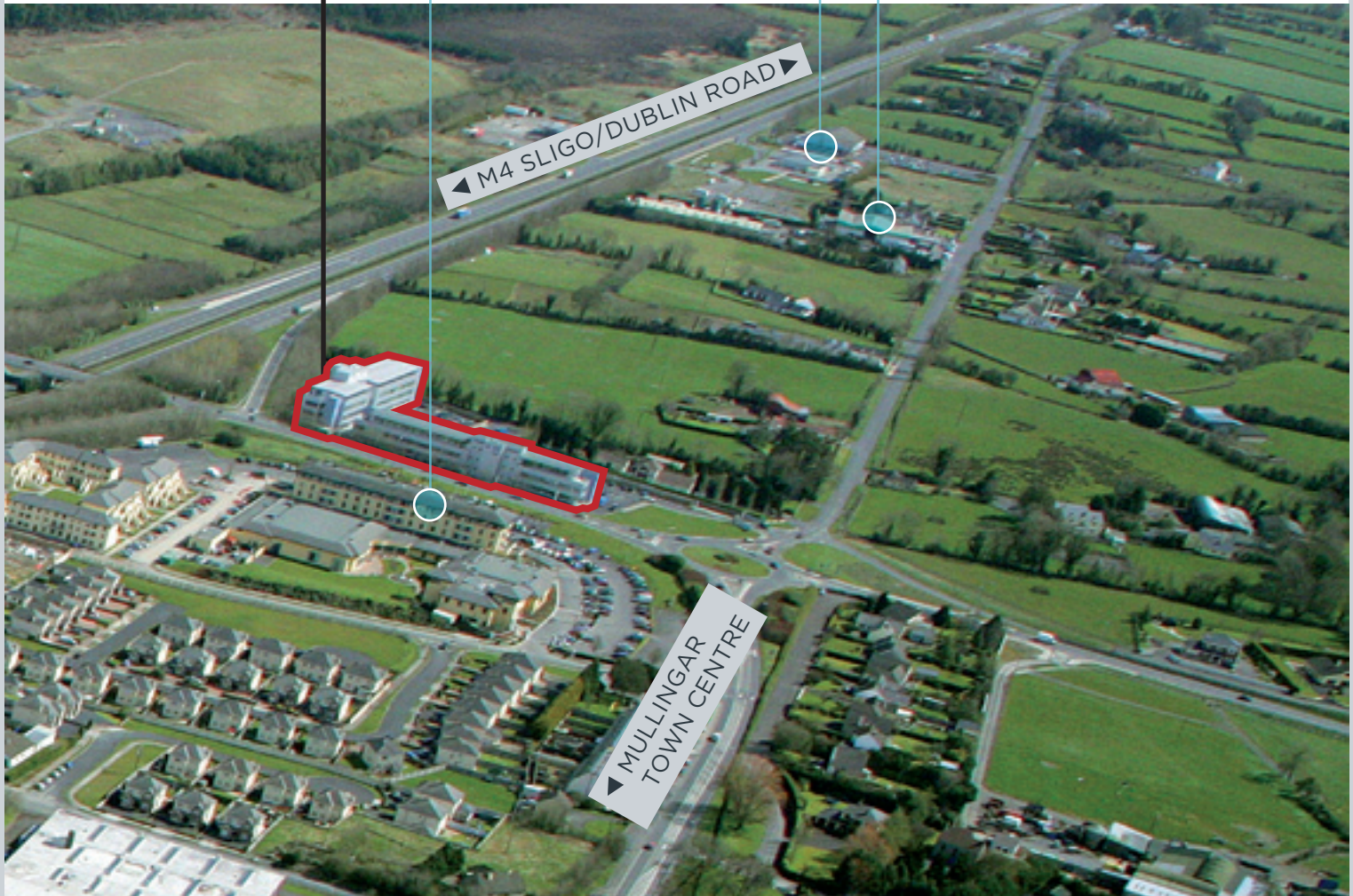
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MARLINSTOWN OFFICE PARK

MULLINGAR PARK HOTEL

LIDL

HAMILLS SERVICE STATION



LOCATION

Marlinstown Office Park is located on the periphery of Mullingar Town Centre just off the M4 motorway. Situated within 30 minutes of the M50, and approximately 60km from Dublin City Centre, Marlinstown Office Park offers easy access to the capital and suburbs.

Mullingar's position close to the junction of the M4 and M6 motorways provides a direct route to Galway and the West, and an easy connection to the M7 (Cork). Mullingar, together with the nearby towns of Tullamore and Athlone, is well serviced by a wealth of amenities and provides a major employment pool.

DESCRIPTION

Marlinstown Office Park consist of two modern four storey office buildings which have been finished to top modern specifications. The buildings have been designed to allow for maximum flexibility with space available from c.60sq.m (645sq.ft) to 1,796sq.m (19,330sq.ft).

Existing occupiers including Shaws Solicitors, ORS Consulting Engineers, John Fleming Architects, and the Health Services Executive.

SPECIFICATIONS

- Choice of Own-Door Access or Shared Access
- All Units Fully Wheelchair Accessible
- Ladies & Gents Toilets
- High Quality Kitchen
- Raised Access Floors
- Suspended Ceilings
- Recessed Category 2 Lighting
- Gas Fired Central Heating
- All Hardwood Joinery
- Tiled floors to Kitchen & Toilets
- Carpeting Allowance
- Car Parking: 1 space per 36sq.m

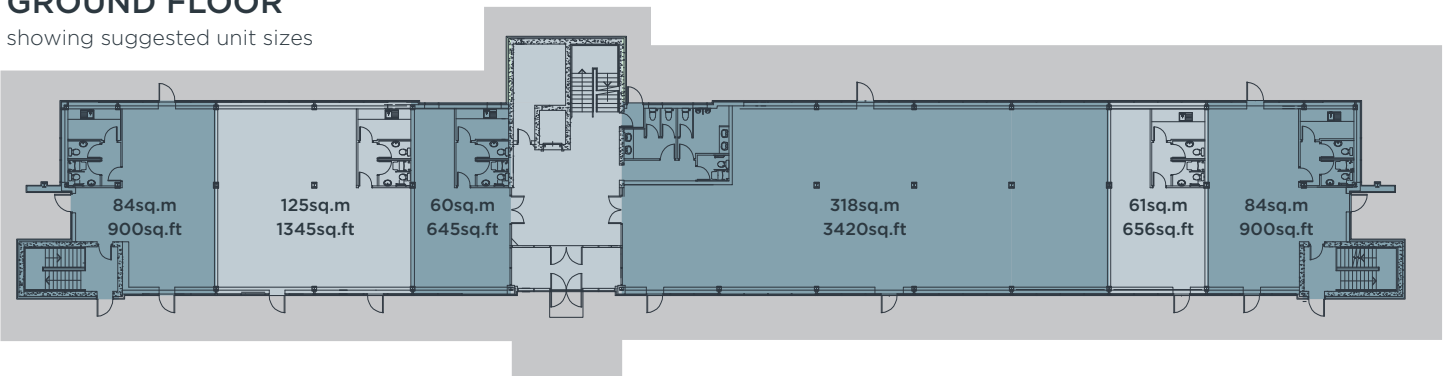


APPROX. INTERNAL FLOOR AREAS

Block A	Now Fully Occupied	
Block B	sq.m.	sq.ft.
Ground Floor	60 - 738	645 - 7,940
First Floor	360	3,875
Second Floor	Sold	Sold
Third Floor	258 - 705	2,777 - 7,590

GROUND FLOOR

showing suggested unit sizes



TYPICAL FLOOR PLAN

