

NORTH WEST

BUSINESS & TECHNOLOGY PARK

CARRICK-ON-SHANNON, LEITRIM, IRELAND

give
your business
some decent
space



Located just off the N4 on the Dublin side of Carrick on Shannon these offices are ideal for small or start up business. The impressive entry to the park and tall glass façade mark this location as one of importance.

MAKE THIS INVESTMENT PART OF YOUR RETIREMENT PORTFOLIO



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For when your business deserves better

Location

Situated on the outskirts of Carrick on Shannon just off the N4 North West Business & Technology Park. These light industrial units and office space are easily accessible. Just one turn off the Dublin Rd and your there. Their proximity to the town centre and also R280 make them convenient to other local businesses and most importantly to your customers.



give your business some decent space

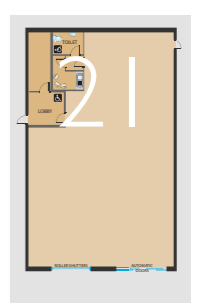
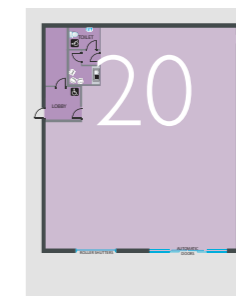
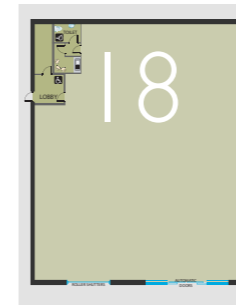


The Development:

This is phase 3 of North West Business and Technology Park. It includes Office and Light Industrial space. It has recently been recognised as one of the most well kept developments in the area. This facility has ample parking for both customers and staff. This further enhances the accessibility and ease of use.

Light Industrial Space

Phase three includes units from c 3,000sq.ft – c 5,000sq.ft – Each has an attractive facade with excellent frontage and parking.

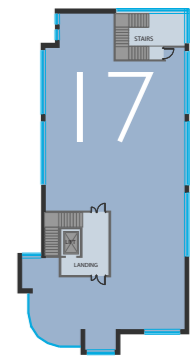
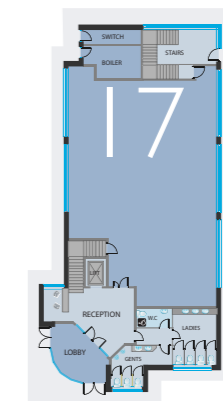


Office Block

We are currently seeking proposals for the development of this site. - Size - 650.3m² - For Sale - Price on Application

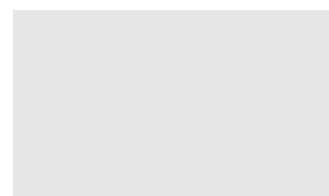
With its easy access to the N4 and close proximity to the town centre, this would be an ideal location for a corporate head office, call centre, or possibly a serviced office business.

Purchasers will receive tax-free allowances against personal and rental income that will give them very significant costs savings.



ALL UNITS QUALIFY FOR 97% TAX RELIEF AGAINST PAYE & RENTAL INCOME.

Unit 17 POA	Size - 650.3m ² Office Unit/Block. Currently seeking proposals for the development of this site.
Unit 18 €850,000	Size - 464.5m ² Light industrial warehouse unit.
Unit 20 €510,000	Size - 278.7m ² Light industrial warehouse unit.
Unit 21 €425,000	Size - 232.25m ² Light industrial warehouse unit.



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