

**Rooney Auctioneers**  
**99 O'Connell Street**  
**Limerick City**  
**Limerick**  
**t: 061 413 511**  
**email: info@rooneys.eu**

## **Mountmahon Industrial Estate, Abbeyfeale**

### **Starting Bid: €425,000.00**



For sale by Rooney Auctioneers & DNG Declan Woulfe via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to welcome to the market a modern industrial/warehouse unit. The property is of standard steel portal frame construction with galvanised cladding and light panels to roof.

There is an office block and mezzanine floor to the front of the unit with office accommodation on ground and first floors.

There are 3 roller shutter doors (approx. 4.75m in height) along the gable wall of the unit providing excellent access. The property has front car parking and access at the side for deliveries. The unit has a concrete floor and single-phase electricity.

The layout is currently with offices on the ground floor and first floor - ground floor having 2 large rooms and office alongside toilets and first floor having 2 further large rooms. The remaining warehouse is open-plan with pedestrian door access to the front office block.

## LOCATION

The property is situated in Abbeyfeale, Co. Limerick. Mountmahon Industrial Estate is located on the left hand side as you enter Abbeyfeale on the Limerick to Tralee Road (N21). As you enter Mountmahon Industrial Estate the unit is located on left hand side opposite Kostal. Abbeyfeale is a town in Co. Limerick near the border between Limerick and Kerry. Abbeyfeale has a population in excess of 2,000 people and is located approx. 35km from Rathkeale which is where the new Adare bypass motorway will terminate. This will result in Abbeyfeale being approx. 35km from the national motorway network.

## Features:

Overall Floor Area: 986 m<sup>2</sup>

For Sale With Vacant Possession

Modern High Bay Industrial Warehouse

Vacant Possession Of The Entire

BER C2 / BER No. 800924581

Overall Warehouse incl.

2 floors of offices (GIA)

985.91 m.sq

Office - ground floor

102.15 m.sq.

Office - first floor

82.82 m.sq.

Warehouse excl. ground

Floor and first floor office

800.94 m.sq.

Eave Height

6.23m

TO VIEW OR MAKE A BID Contact Rooney Auctioneers, DNG Declan Woulfe or [iamsold](http://iamsold.ie), [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the

authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.