

For
Sale



O'TOOLE
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FOR SALE

SITE 14

SWINFORD INDUSTRIAL PARK, KILKELLY ROAD, SWINFORD



FEATURES:

- Tarmacadam access road – concrete footpaths throughout
- Public street lighting
- Common areas landscaped
- Generous parking
- Well serviced

O' Toole & Co. give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

LOCATION/DESCRIPTION

In accordance with instructions from Mayo County Council, we are offering Site No 14 in the Swinford Industrial Park which is located 0.5 of a kilometre from Swinford town centre and immediately adjacent to the N5, the main Mayo-Dublin Road, adjacent to the junction with the old Kilkelly Road.

The Park is directly accessible from the Kilkelly Road, has easy access to Swinford town, while Castlebar and Ireland West Knock Airport are both within a 15 minute drive of this location. Each site comprises 0.2 hectares (0.5 acres) and enjoys frontage to the estate road, which benefits from a commercial vehicular access.

Further features include:

- Ducting for power supply and telecom cables
- Maintenance - ongoing maintenance of public areas to be carried out by Mayo County Council - general maintenance charge of €1,000 per acre to C.P.I. will apply in due course.

This is a modern purpose designed business park in a good location making it ideal for smaller or light industry, warehousing, wholesaling and possibly retailing (all development subject to Planning Permission).

SOLICITORS: King & McEllin, The Mall, Castlebar, Co. Mayo.

SOLE SELLING AGENTS: O'Toole & Co., The Mall, Westport, Co. Mayo - 098 28000

GUIDE PRICE **€65,000**

