

TO LET

Former Arrabawn Facility,
Kilconnell, Co. Galway



**Former Arrabawn Facility, Kilconnell, Co. Galway 5,293 sq m
(56,973 sq ft).**

Property Highlights

- The property sits on a 2.48 ha (6.13 acres) site with approximately 5,293 sq m (56,973 sq ft) of interconnected accommodation.
- The site benefits from strong connectivity, with Ballinasloe and the M6 (Galway–Dublin) approximately 13km away.
- Great opportunity for an efficient distribution and logistics base with connection to Galway, Athlone and the wider Midlands/West region
- A modern chilled warehouse extension completed in 2019, extending to 25,994 sq ft.
- The property benefits from 6m eaves (11m ridge), 11 dock loading docks, three access points, and a 1,000KV ESB substation on site.

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The Location

The subject property comprises a former milk processing plant located on R348 road in Kilconnell, Co. Galway. Kilconnell is a rural village in east county Galway situated approximately 13km west of Ballinasloe and 28 km east of Athenry. The closest access to the M6 Galway-Dublin motorway is at Ballinasloe, 13km from the subject property. The facility is strategically positioned within easy reach of Galway and Athlone, with strong connectivity to the wider Midlands and West. Its central position puts a range of surrounding towns within easy reach, making it a practical base for logistics or distribution operations. The subject site can be accessed from three separate current access points – one on the R348 road and two more on a small local road off the R348.



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Description

The property is the former processing facility. The plant stands on a site of approx. 2.48ha (6.13 acres) and comprises several interconnecting buildings which in total extend to approximately 5,293 sq m (56,973 sq ft).

The main facility consists of the original processing plant and associated offices c. 30,978 sq ft which are located to the front and a newer extension added in 2019 c. 25,994 sq ft. Both elements are interconnected.

Externally, the property consists predominantly of high-eaves industrial units, surrounded by concrete yard areas with various access points. The property has access to all services and has a 1000KV ESB substation on site.

The original part of the property comprises a small office area with staff toilets and an adjoining warehouse area, previously used for processing, storage and packing.

The new element of the property comprises a large open plan warehouse which is currently divided into a main section and a smaller packaging store. The unit has a 6m eaves (11m ridge height) and is finished to a good specification, including chillers.

The property is empty of all processing equipment and is currently in use as a temporary store. The warehouse has the benefit of eleven dock levelers which are accessed from the yard at the back of the building.



BER details

BER No. : 801132713
Energy Performance Indicator: 159.08
kWh/m²/yr

Viewings

View by appointment with the sole letting agent Cushman & Wakefield



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