

REA

Eoin Dillon



MEAT PROCESSING FACILITY
G.I.A. 357.44m² (3,847 sq. ft.)

TO LET

Shannon Street
Borrisokane
County Tipperary
E45 A620

RENT: €2,500 per month



DESCRIPTION

A modern, purpose built food processing facility extending to approximately 357.44 sq.m (3,847 sq.ft.) is now available to let in Borrisokane.

The property is fully fitted to food-grade specification, previously used for meat processing, and includes four cold storage rooms, dry stores, staff canteen, offices, toilets, and shower facilities. An adjoining retail unit measuring approximately 48.1 sq.m, with an additional 4.28 sq.m cold store offering further flexibility for retail or direct-to-consumer operations.

The property benefits from two dock levellers, ample on-site car parking, and turning space for commercial vehicles. This ready to operate facility is ideal for food production, cold chain logistics, or specialist distribution.

Located in Borrisokane with strong access to regional transport routes via N52, this is a rare opportunity to lease a high specification food processing premises.

Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

FEATURES

- Purpose-built industrial unit to food specification (meat processing) and retail unit
- 4 cold storage rooms, dry stores, canteen, offices, toilets & shower
- Two dock levellers
- Ample car parking and turning space
- Annual Rates for 2026: €2468.60

VIEWING

By Appointment only:

Negotiator: Eoin Dillon

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