

Own your own business premises in Axis Business Park for just €99,000!

John Flanagan Development Ltd, developers of Axis Business Park in Tullamore have just released some new unit sizes to the market and are offering exactly that tempting prospect of **owning your own warehouse and office unit for just €99,000**. This offer should prove a great attraction to smaller companies who feel that the market has now brought such properties within their reach financially. The new release provides for units ranging in size from **885 sq ft up to 12,000 sq ft** and many flexible options in between.

Willie Norse of Agar also confirmed that they are receiving good interest in their innovative and flexible “**Rent to Buy**” scheme for the completed units. This novel route allows occupiers to move into new buildings immediately under a lease and to exercise a purchase option within 3 years at a fixed purchase price whilst receiving a large proportion of their rent back when doing so. Willie Norse commented, “We are all too well aware of the difficulties in raising finance at present and the “Rent to Buy” option allows occupiers who need, or want to make a move now into top quality units to do so in the knowledge that they can purchase within 3 years without wasting all the money spent on rent in the interim”.

No matter what the economic climate or the state of the property market in general, the right product will always be in demand, and so it has proved in Axis Business Park where a number of occupiers vied for two high profile sites recently.

On offer were a one acre site with outline planning permission for a **petrol filling station** and a three acre site with full planning for a **motor showroom**. After a period of intense bidding competition **Applegreen** and **Toyota** were successful in securing the sites. The acquisition by Applegreen will be their first venture in Tullamore while the Toyota dealership, which was recently acquired by the progressive Fitzpatrick Group, will be moving from a more restrictive town centre site. Construction of both facilities is due to commence shortly and is a significant indicator of the quality of the scheme.

There are still a number of similar high profile sites available within the Park which would ideally suit uses seeking good road profile. There are also a number of more standard type sites available.

Further details are available from the joint agents **Michael Duignan Properties** (057) 932 4800 and **Willie Norse of Agar** (01) 213 7777.