

Commercial

JORDAN 

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TO LET

MODERN INDUSTRIAL UNIT

NEWBRIDGE INDUSTRIAL ESTATE



- **Excellent Location adjoining Town Centre**
 - **Open Plan Industrial Unit**
- **Gross External Area: 1,300 sq.m (14,000 sq.ft)**
 - **Designated Car Parking**
 - **Flexible Lease Terms**
 - **Available Immediately**

QUOTING RENT €3 PER SQ.FT.

NEWBRIDGE TOWN CENTRE

Location:

The subject property is located in the Newbridge Industrial Estate, which adjoins Newbridge Town Centre, with good access to the M7 & M9 Motorways. The property is within easy walking distance of the Main Street and all the major occupiers in the town including the Main Banks, Whitewater Shopping Centre (Debenhams, Marks & Spencer, Boots, Easons), the Post Office and Penneys. Nearby occupiers include Newbridge Hire, Newbridge Silverware and Wesco Electrical.

Newbridge is a large provincial town only 43 km from Dublin with direct motorway and rail access (30 minutes). The town has experienced rapid growth in terms of both residential and commercial development in recent years and is an important service centre for County Kildare, on one of the busiest traffic corridors in the country. Existing employers in the area include Pfizer Ireland, Bord na Mona, Oral-B, The Defence Forces, and the Racing and Breeding Industry.

Description:

The property comprises a large detached industrial building which extends to 1,300 sq. m. (14,000 sq. ft). The building is currently sub-divided into 5 separate units ranging in size from 2,000 sq. ft. – 4,000 sq. ft. The units mainly provide open plan industrial accommodation with ancillary facilities. A tarmacadamed surfaced yard with car parking and circulation areas are provided to the front and side of the building with access to each unit provided via roller shutter doors.

Accommodation:

	Sq.m.	Sq.ft.
Unit 3:	371.6	4,000
Unit 3A:	185.8	2,000
Unit 3B:	204.4	2,200
Unit 3C:	204.4	2,200
Unit 4:	<u>334.5</u>	<u>3,600</u>
Total:	1,300	14,000

(Gross External Area)



Quoting Rent:

€3 per Sq.ft (excl. VAT)

Lease:

Flexible lease terms.

Rates:

On application.

Services:

All mains services connected or available.

Viewing:

Strictly by appointment with sole selling agents.

BER Certification:

BER Rating:

Unit 3:	D1
Unit 3A:	C2
Unit 3B:	F
Unit 3C:	F
Unit 4:	C2

Further Information:

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