



JP&M  
**DOYLE**

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE**  
**OFFICE BUILDING/ DEVELOPMENT SITE,**  
**BUCKLEY'S LANE,**  
**LEIXLIP,**



**CO. KILDARE,**  
**W23 F5D3.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(01) 490 3201**



## **LOCATION:**

Situated just off Main Street, Leixlip on Buckley's Lane close to all amenities. Leixlip village is located on a host of transport routes and only 17km west of Dublin City Centre. Dublin Bus also runs through the village and both Louisa Bridge and Confey train stations are close by. The M4 and M50 motorways allow easy access to the city and Dublin Airport. Celbridge, Maynooth and Lucan are all within striking distance providing easy access to City Centre and surrounding areas.



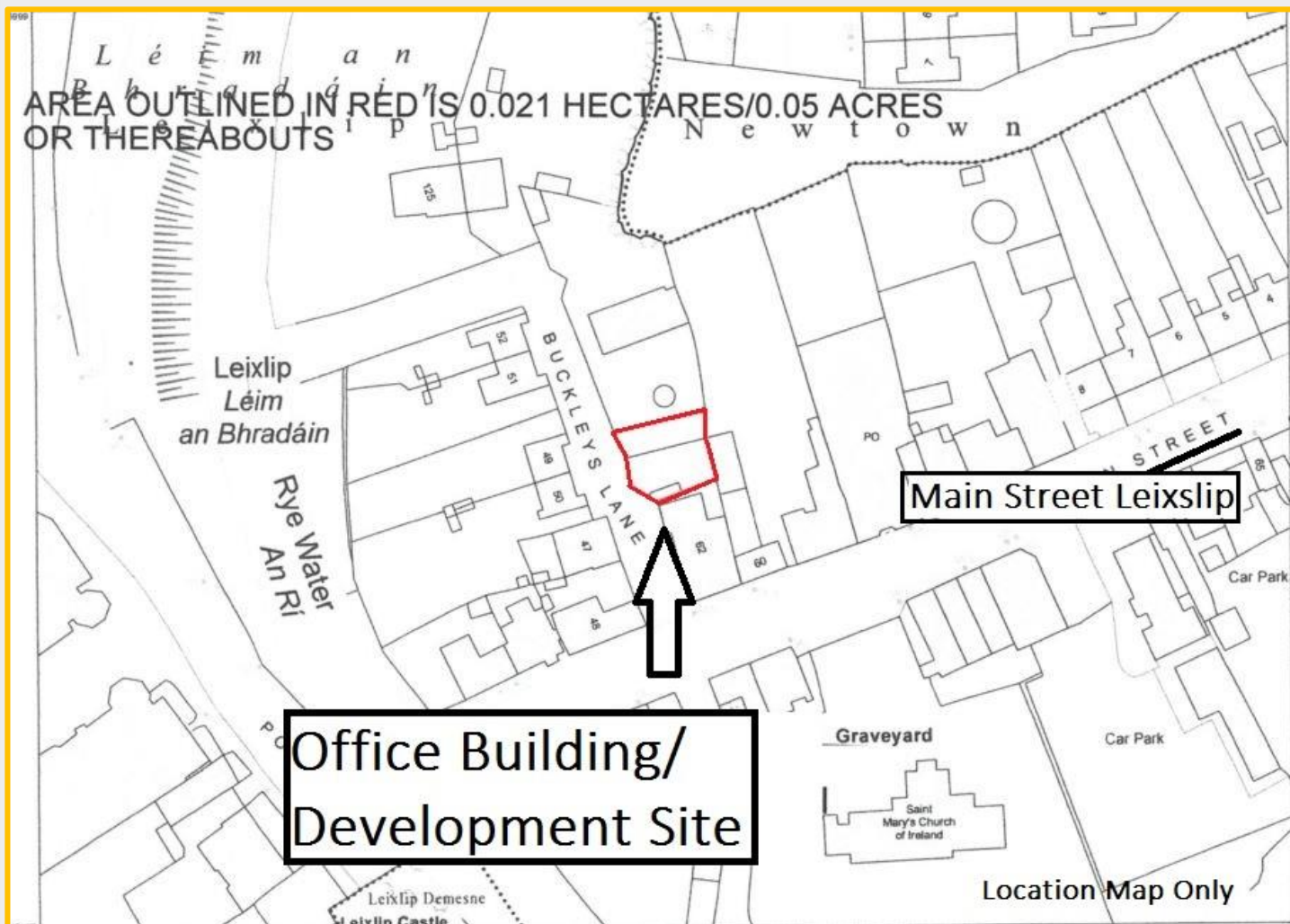


## DESCRIPTION:

Attractive single storey property extending to 97 sq. m/ 1,044 sq. ft located in the heart of Leixlip Village. Laid out with three separate entrances, outdoor yard, four offices and a large store room. This offers an ideal development opportunity (subject to full planning permission).







**VIEWING:**

By Appointment Only

**PRICE REGION:**

€169,000

**BER RATING:**

D2 (800596470)



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