

TO LET

PSRA Reg No.001536



**PRIME RETAIL / OFFICE PREMISES  
AVAILABLE IN LOTS  
(411.6 sq. m – 4,430 sq. ft)**

**MAIN STREET  
NEWBRIDGE  
CO. KILDARE**

## LOCATION

The subject property occupies a high profile location on the south side of the Main Street, adjoining the Bord na Mona HQ, the Town Car Park and main Bus Stop, and in close proximity to the Post Office, all the Main Banks, the Whitewater Shopping Centre (Debenhams, Marks & Spencer, Boots), and Penneys. The immediate surrounding area is predominantly commercial in nature with a mix of retail and commercial uses. 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 Co. 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 building, which was previously used as offices would also suit retail use and extends to approximately 411.6 sq.m (4,430 sq.ft) over two floors, providing a reception/waiting area, various partition offices, canteen, and toilets on the ground floor with the first floor (including lift access) providing further partition offices and large open plan office/meeting rooms. The entire is generally in very good condition and fully fitted out to a modern high specification including suspended ceiling, recessed lighting, air conditioning, perimeter trunking, and alarm. Parking for approximately 4 – 6 cars is provided in the rear yard with additional car parking available in the adjoining Town Car Park. The property is available in lots.

## ACCOMMODATION:

|              | Sq.m.        | Sq.ft.       |
|--------------|--------------|--------------|
| Ground       | 205.8        | 2,215        |
| First        | 205.8        | 2,215        |
| <b>Total</b> | <b>411.6</b> | <b>4,430</b> |

(Gross Internal Area)

## QUOTING RENT:

€65,000 per annum (excl. VAT)

## LEASE:

Flexible lease terms.

## RATES:

**BER CERTIFICATION** On application.

BER Rating: C2

BER No.: 800426256

EPI No.: 382.3 kWh/m<sup>2</sup>/yr

## SERVICES:

All mains services connected or available.

## VIEWING:

Strictly by appointment with sole letting agents.

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