

DOUGLAS NEWMAN GOOD

**DNG**

ELLA DUNPHY

## Prime Industrial Space

c. 10,672 sq. m.

c. 114,872 sq. ft.

**CLOGH ROAD, CASTLECOMER, CO. KILKENNY**

**Excellent Opportunity/Exceptional Value**



**PRICE ON APPLICATION**

**This ideally located c. 3.29 hectare site, currently used as a timber frame Factory, comes to the market offering exceptional value and a unique opportunity for both development and continued industrial use. Its private, easy accessible & central location offers exceptional opportunity.**

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### About Castlecomer

Castlecomer, as the second largest town in Kilkenny is primarily a market and services centre for a surrounding hinterland. The town developed from wealth generated from the mining resources of the immediate area and acts as a principal market town for North Kilkenny.

The town has a large number of very high quality buildings, some dating from the 1640's and others from the 18th and 19th Centuries. Much of its history has laid firm foundations for renewed growth in industry and tourism. This will ensure that a high amenity environment continues to improve and attract incoming business and tourists.

One of the main advantages to Castlecomer apart from location is the value for money attainable. Castlecomer offers more cost effective proposition for businesses looking to locate in the area other than Kilkenny City or Carlow, without having to compromise on the excellence of the location. Industries such as precision engineering, steel fabrication, and brick manufacture are rooted in the town adding attractive prospects for new business.

### Advantages of locating your business in Castlecomer

- Urban areas are very costly and expensive to locate for business
- Castlecomer is an emerging business town with key amenities close by
- Low cost base
- Strong engineering and service in town
- Key location for a nationwide business
- Rates and charges are less expensive than in Kilkenny and other large towns
- Strong local business network



#### FOR MORE INFORMATION:

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