

Commercial

Coonan
PROPERTY



Clane Business Park

Clane, Co. Kildare
1.6 acres (0.64 Ha)

- Prime site in sought after Business Park
- Ideal for a range of industrial/ logistical or storage uses
- Fully serviced and securely fenced
- High profile location within the Business Park
- Naas 15 minutes, Leixlip 20 minutes, Dublin city 40 minutes

Business Park

Approx. area
of 1.6 acres
(0.64 Ha)

Guide Price:

€POA

Private Treaty

coonan.com

PSRA No. 003764

Description

Coonan
PROPERTY

Location

- Located to the rear of Clane Business Park
- The Business Park is located just off the Kilcock Road (R407) from Clane
- Just 10 minutes from M4 motorway and 15 minutes from M7 motorway at Naas
- 40 minute drive to Dublin City centre

Services

- Adjacent to all services
- Full road access
- Fully secure palisade fencing surrounding site

Zoning

Zoned Objective H "Light Industry and Warehousing" in the Clane Local Area Plan 2017-2023

Planning

There are no current planning permissions on the lands.

Additional Information

- Prime serviced site
- Ideal for a range of Industrial, logistical or storage uses
- Located within the popular Clane Business Park

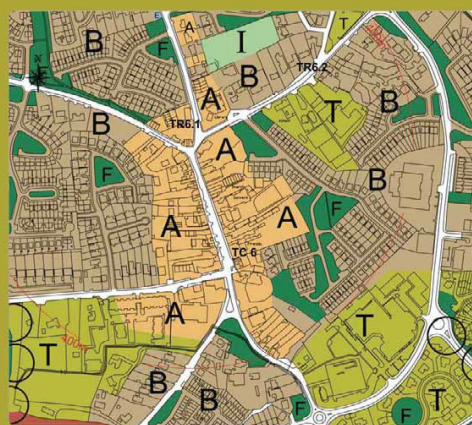
Viewing

By appointment at any convenient time





Clane Local Area Plan Town Centre Zoning Map



Legend :

- A: Town Centre
- B: Existing / Permitted Residential
- C: Community and Educational
- F: Open Space and Amenity
- H: Office/Light Industry & Warehousing
- I: Agricultural
- T: General Development
- Distance from Town Centre
 0-1 Miles (Inclusive) 1-2 Miles (Exclusive)
 2-3 Miles (Inclusive) 3 Miles (Exclusive)
- Shades Objective (indicative only)

TC TC Objective (refer to section 8 , part B)

TR TR Objective (refer to section 6 , part B)

Land Use Zoning Objectives Map

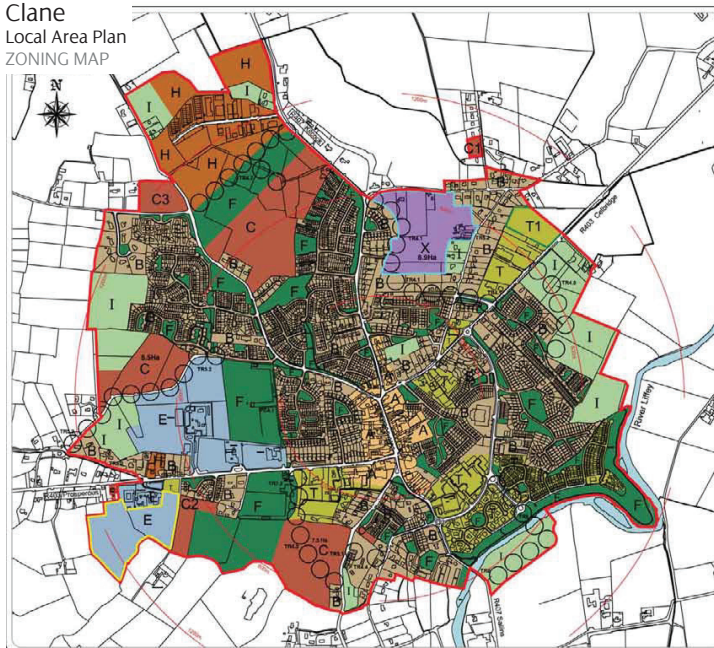
Scale: N.T.S.	Map Ref: 5(b)
---------------	---------------

Date: 25th May 2000	Revision No: 000000
---------------------	---------------------

Date: 23rd May 2009 © Ordnance Survey Ireland. All rights reserved. Ordnance Survey is a registered trademark.	Drawing No: 20090521 Drawn by: N. Hocking
---	--

This drawing is to be read in conjunction with the written statement

Clane
Local Area Plan
ZONING MAP



Kildare County Council
Planning Department
Áras Chill Dara,
Devoy Park, Naas,
Co Kildare.

Clane Local Area Plan 2009
Adopted 25th May 2009

Legend:

- A: Town Centre
- B: Existing / Permitted Residential
- C: New Residential, C1: New Residential (with) C2: New Residential (Low Density) C3: New Residential (Services Sites)
- E: Community and Educational
- F: Open Space and Amenity
- H: Office/light Industry & Warehousing
- I: Agricultural
- J: General Development
- T1: General Development
- X: Masterplan Objective (refer to Tables 1-3)
- Local Area Plan Boundary 2009
- Refer to Table 14 Zoning Matrix (Group Classes & Community and Educational)
- Distance From Town Centre
- Other nearby 1:50000 Scale Mapping
- River Liffey
- Roads Objective (indicative only)

Land Use Zoning Objectives Map

Scale: 11 12 13	Man Ref: 6m
-----------------	-------------

Date:	11-13-2020	Map Ref:	200
Date:	06-11-2020	Reading No:	200080

Date: 28/1 May 2020	Drawing No: 20000621
© Crown Copyright Survey of England All rights reserved www.gov.uk/crown-copyright	Drawn by: N. Hopkins

This document is to be used in

conjunction with the written statement

Coonan
PROPERTY



Coonan
PROPERTY

Coonan Contact: **Philip Byrne**

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com

