

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

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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

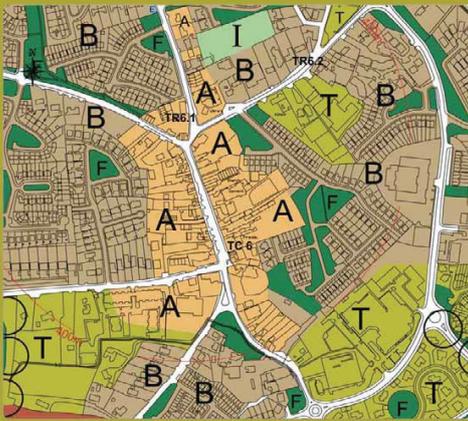
Viewing

By appointment at any convenient time





Clane Local Area Plan
Town Centre Zoning Map



Legend:

- A: Town Centre
- B: Existing / Permitted Residential
- E: Community and Educational
- F: Open Space and Amenity
- H: Office/Light Industry & Warehousing
- I: Agricultural
- T: General Development
- T1: General Development
- X: Masterplan Objective (refer to table 13)

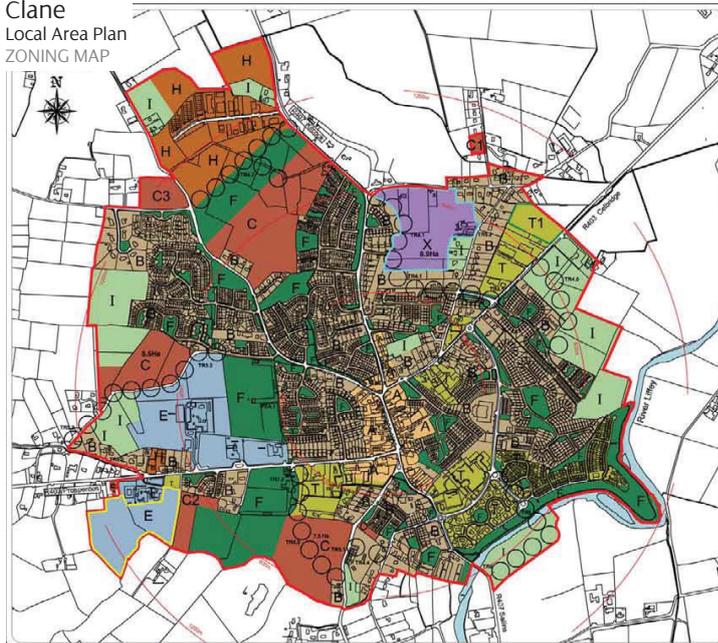
Land Use Zoning Objectives Map

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

Date: 25th May 2009 Drawing No: 2009/0214
 Drawn by: N. Hopkins

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

Clane Local Area Plan
ZONING MAP



Kildare County Council
Planning Department
Aras 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 (Infill), 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
- T: General Development
- T1: General Development
- X: Masterplan Objective (refer to table 13)
- Local Area Plan Boundary 2009
- Distance from Town Centre
- River Liffey
- Roads Objective (indicative only)

Land Use Zoning Objectives Map

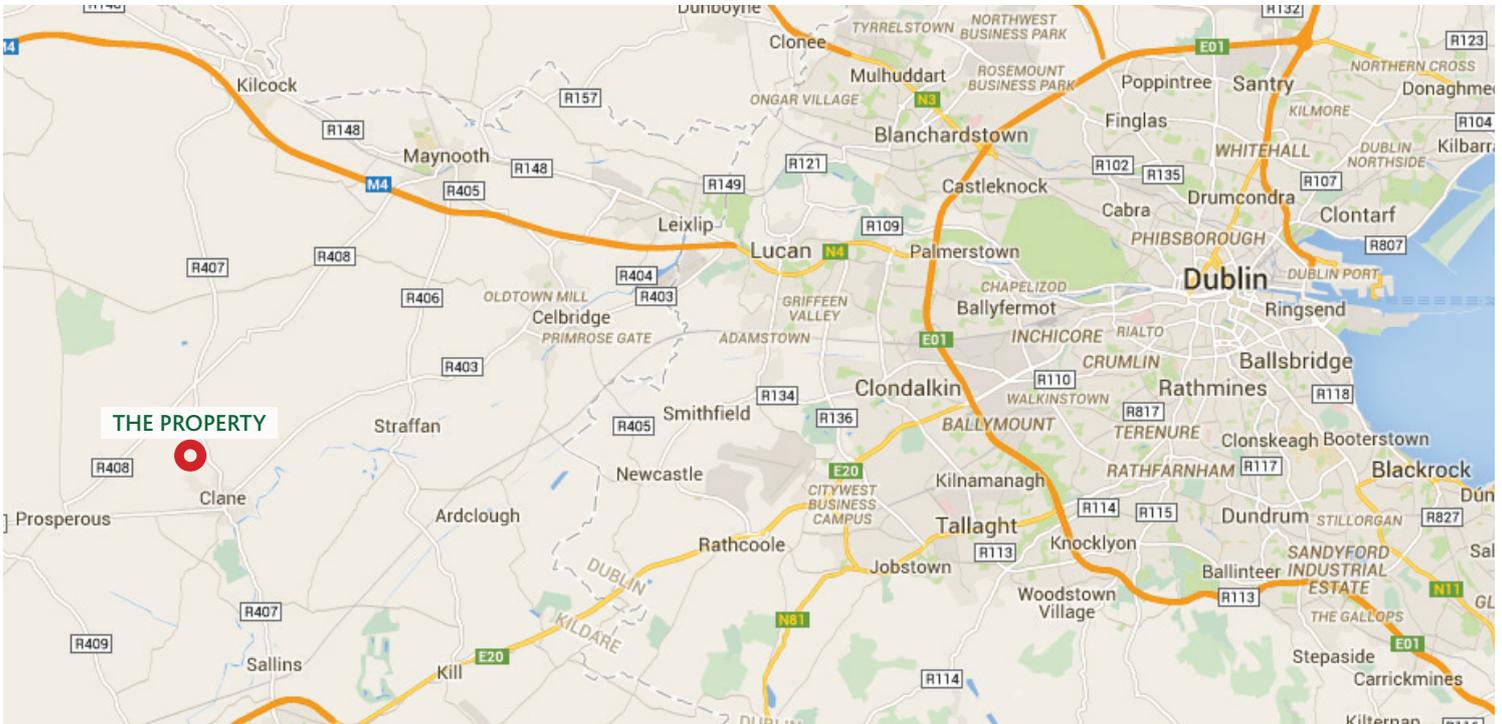
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Directions

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Directions

From Clane take the R 407 (Kilcock Road) for 1 km and Clane Business Park is on the left-hand side. Proceed into the park and the property is immediately on front identified by for sale sign.

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Contact Information

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PSRA registration no. 003764.

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