



**UNIT D2,
NEWBRIDGE INDUSTRIAL ESTATE,
NEWBRIDGE, CO. KILDARE**

**QUOTING RENT: €25,000 per annum
(Excl. VAT)**

TO LET

Ground c. 2,060 sq.ft./c. 191.39 sq.m.

First c. 734 sq.ft./c. 68.23 sq.m.

SUIT A VARIETY OF USES



PSRA Reg No. 001536

FOR LET

UNIT D2, NEWBRIDGE INDUSTRIAL ESTATE

FEATURES:

- High profile location in Newbridge Industrial Estate onto the internal estate road.
- Suit a variety of uses.
- Designated car park spaces.
- PVC windows & doors.
- Pedestrian entrance & roller shutter doors
- 2 storey offices & warehouse

LOCATION:

The property is situated in Newbridge Industrial Estate an established commercial location adjoining the Town Centre and convenient to major routes.

Newbridge is a large provincial town c. 27 miles south west of Dublin just off the M7 Motorway with a population of approximately 22,000 people. The town has experienced significant growth both in commercial and residential with excellent transportation links including the M7 Motorway at Junction 10 or 12 and train service with direct access to the City Centre.

ACCOMMODATION: (GEA – approx.)

	Sq.M.	Sq.ft.
Ground Floor:	191.39	2,060
First Floor:	68.23	734

BER:

BER Rating: E2
BER No: 800402927

DESCRIPTION:

The premises comprises a c. 259.62 sq.m. (c. 2,795 sq.ft.) industrial unit over two floors.

Internally, the ground floor provides warehousing to ground floor with open plan canteen and ladies & gents toilets. Upstairs provides offices with a concrete stairs leading to same. There are suspended ceilings and recessed lighting.

The property has pedestrian entrance and roller shutter doors.

OUTSIDE:

There is a communal tarmac surfaced yard for car parking and a circulation area is provided to the front of the building with loading/unloading to the side through the electric roller shutter door.

SERVICES:

Mains water, mains sewerage, electric storage heating, alarm.

RATES:

€2,796 per annum

QUOTING RENT:

€25,000 per annum (Excl. VAT)

VIEWINGS: Prior appointment with sole selling agents.

CONTACT: Paddy Jordan 045 433550

paddy@jordancs.ie



JORDAN 

Edward Street, Newbridge,
Co. Kildare.

T: 045-433550

www.jordancs.ie

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2024. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007524 © Government of Ireland.