

# To Let

## Industrial



## Block 2, The Links Business Park, Kilcullen, County Kildare

- Access to M7M9 motorway and national motorway networks
- Warehouse is serviced by full height roller shutter doors
- Office and toilet facilities
- Ample parking communal parking available

## Accommodation

Description	Sqm / Sqft
Block 2 Unit A	203.0 / 2,185
Block 2 Unit B	65.0 / 697
<b>Total</b>	<b>268 sqm (2,882 sqft)</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
€0	On Application	Upon Request



## Price

On Application

## Viewing

By appointment only

## Location

Kilcullen is an expanding town situated on the M9 national transportation corridor. Situated some 30km from Dublin city centre and some 8km from Naas, the town has experienced substantial growth in recent years with a number of both residential and commercial developments having been completed. Kilcullen is a commuter town to Dublin City and with the continued upgrading of the M7/M9 Motorway access to Dublin City, Cork Limerick and the national motorway network has enhanced the appeal of the location for business. The town is well serviced by all amenities and by public transport with frequent bus services to Dublin City and other national cities along with connections to Newbridge Railway Station. The Link Business Park is located on the Naas Road in Kilcullen within minutes of the town centre. The development was constructed in the early 2000's and current occupiers include Ecomem, World of Catering and Animals First Veterinary Hospital. The development was acquired by new owners in late 2016.

## Description

Block 2 is constructed of steel portal frame with concrete block walls and steel-clad roof covering with 20% roof lighting. The unit is configured to include both warehouse and office accommodation. The warehouse is serviced by full height roller shutter doors along with pedestrian access also. Office and toilet facilities are provided along with Three phase electricity supply. There is ample communal parking available.

A service charge for the upkeep and maintenance of the estate will be applicable in addition to the annual rent.

## For further information contact:

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