

# To Let

## Industrial



## The Links Business Park, Naas Road, Kilcullen, Co. Kildare

- The properties are constructed of steel portal frame
- Some units have been previously configured to include both warehouse and office accommodation
- Warehouses portions of the properties are serviced by full height roller shutter doors
- Three phase electricity is available within the development

## Accommodation

| Description    | Sqm / Sqft          |
|----------------|---------------------|
| Block 1 Unit D | 190 Sqm/ 2,046 Sqft |
| Block 2 Unit A | 203 Sqm/ 2,185 Sqft |
| Block 2 Unit B | 65 Sqm/ 697 Sqft    |
| Block 2 Unit C | 63 Sqm/ 678 Sqft    |
| Block 2 Unit D | 246 Sqm/ 2,648 Sqft |
| Block 7 Unit C | 154 Sqm/ 1,662 Sqft |
| Block 9 Unit B | 440 Sqm/ 4,736 Sqft |



## Rates & Services

| Rateable Valuation | Annual Service Charge | BER            |
|--------------------|-----------------------|----------------|
| To be advised      | On Application        | On Application |

### 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.

### Description

The properties are constructed of steel portal frame with concrete block walls and steel clad roof covering with 20% roof lighting. Some of the units have been previously configured to include both warehouse and office accommodation. The warehouses portions of the properties are serviced by full height roller shutter doors while the offices are separately accessed and have been finished to include office, kitchen and toilet facilities. Three phase electricity is available within the development. Car parking is available to each unit.

## For further information contact:

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