

Commercial

Coonan
PROPERTY



Whitethorn Clinic, Shackleton Road, Celbridge, Co. Kildare

- Two-storey commercial premises extending to approx. 3,046 sq.ft (283 sq.m.)
- Positioned opposite Tesco and only minutes away from Celbridge town centre
- Secure gated access to front and rear
- Ample surface car parking (approx. 20 spaces)
- High profile position at a busy junction on the western side of Celbridge.

Commercial premises
extending to approx.
283 sq.m (3, 046
sq.ft)

Rent:

€75,000

per annum (exclusive).

To Let

Description

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The subject property extends to approx. 3,046 sq.ft (283 sq.m) and benefits from the heavy footfall on Shackleton Road being adjacent to Tesco, Walsh's Pharmacy and Costa. The property consists of a two-storey commercial unit with multiple office rooms, consultation rooms, reception, as well as a spacious canteen area.

The property also comprises 20 private and gated parking spaces to the front and side of the property.



Location

The subject property is conveniently located 5 minutes away from the M4 motorway and only a 10 minute drive from Hazelhatch and Louisa Park railway stations, which provides regular commuter rail services to Dublin city. The property is also within easy driving distance of various amenities such as primary and secondary schools, shops, restaurants, and more. Celbridge is an attractive location and is adjacent to other towns like Lucan, Maynooth, and Leixlip and just a 30 minute drive to Dublin City.

Every amenity you could possibly need is within walking distance, nestled between historic buildings, churches, parks and walkways. A choice of supermarkets, including Tesco, SuperValu, Lidl and Aldi, mix alongside local food producers and award-winning retail destinations such as The Orchard Home & Garden Centre. An even greater selection of retail outlets is available within a short drive, including shopping centres at Liffey Valley and Blanchardstown, as well as Carton Park & Manor Mills Shopping Centres in Maynooth.

Rates

The unit is subject to annual local authority rates of approx. €8,120.

Services

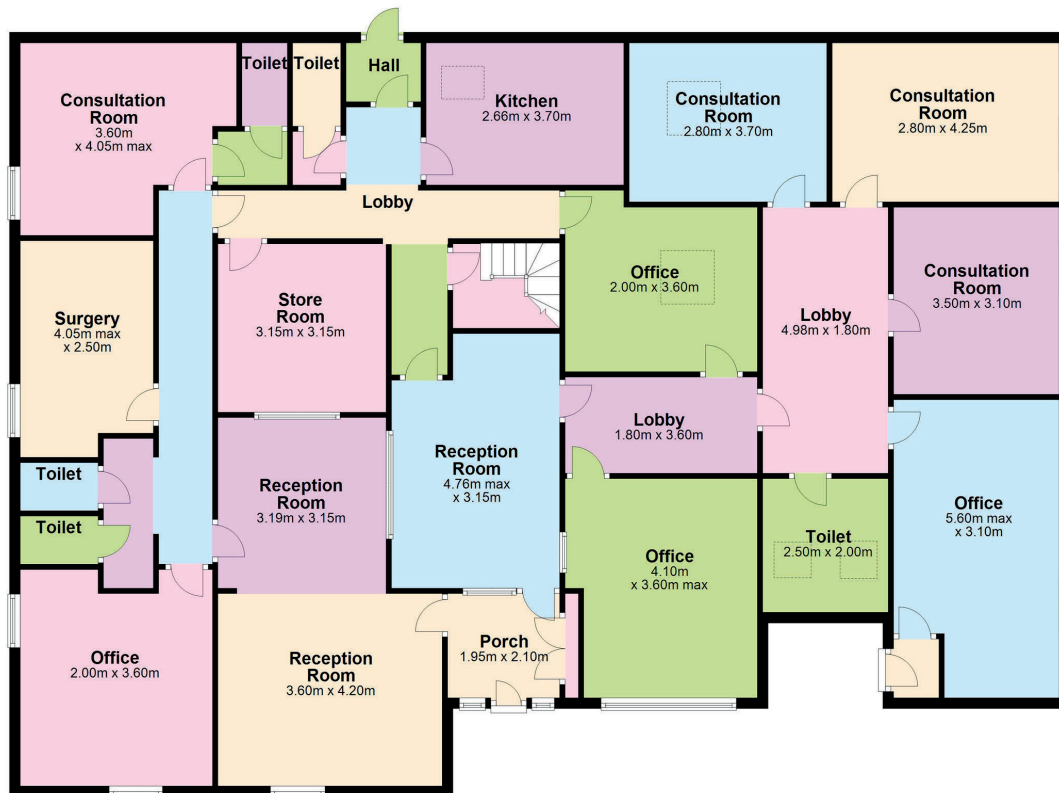
Mains water and sewerage plus storage heating.



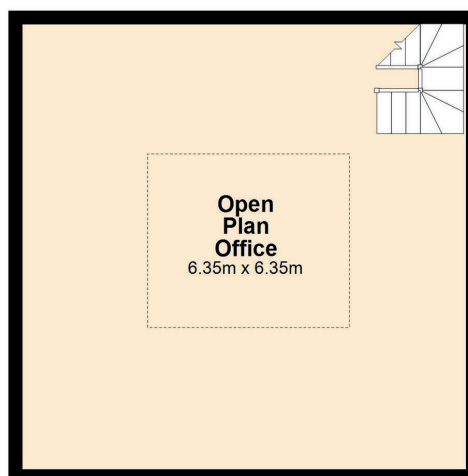
Floor Plan

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Ground Floor

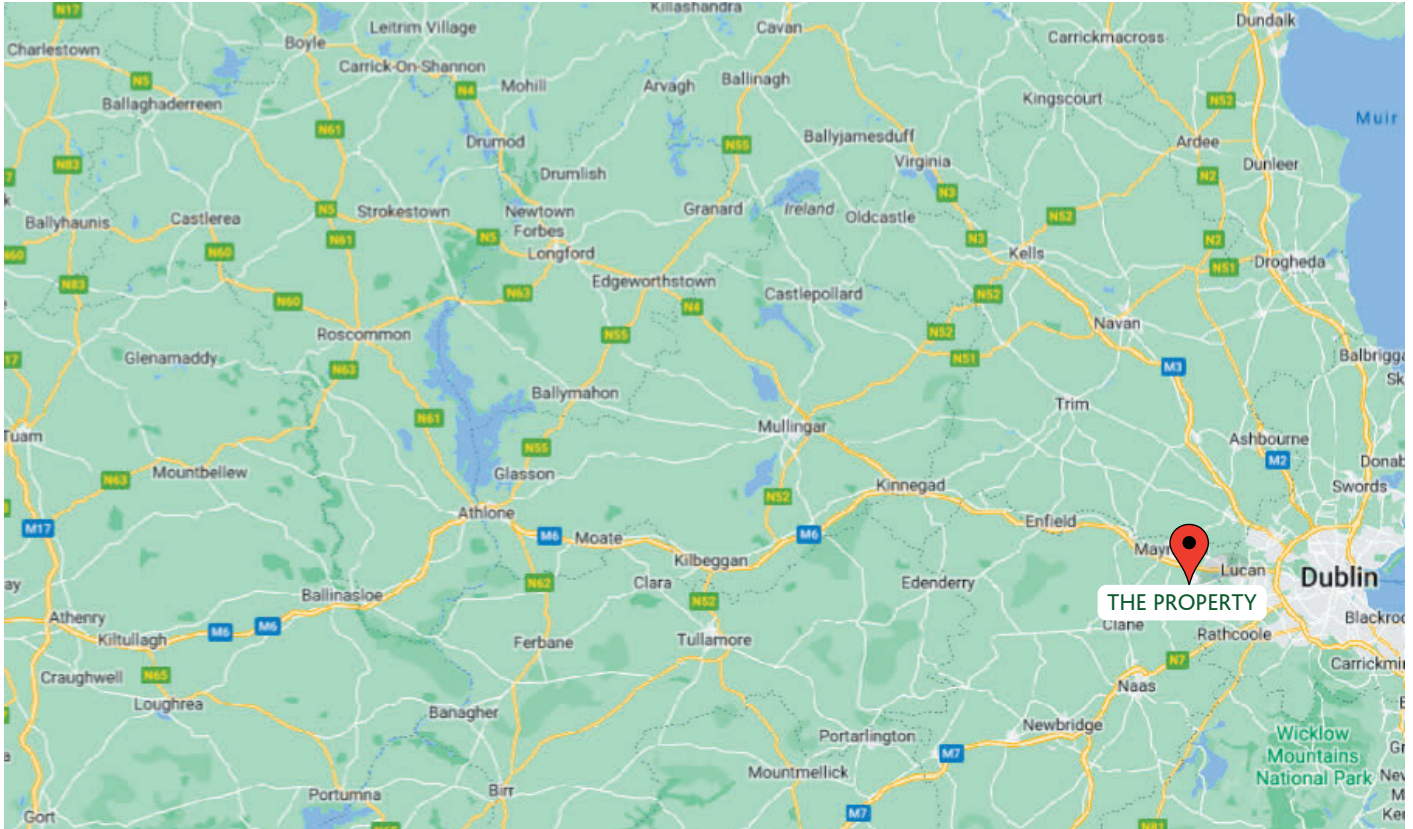


First Floor



Directions

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Directions:

Eircode: W23 YP82

BER



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