



To Let

Unit A Kilbride Industrial Estate, Arklow, Co Wicklow

- **35,398 Sq Ft**
- Modern detached headquarters, office and production facility
- Strategically located approximately 5 minutes from the N11 and 50 minutes from Dublin
- Flexible accommodation to suit many users



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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management |
Property Management | Occupier Services | Research & Consultancy

LOCATION

- Kilbride Industrial Estate is located approximately 1.1 km east of the N11
- Approximately 65 km from Dublin and 74 km from Dublin International Airport
- Strategically located midway between Dublin Port and Rosslare Port on the designated Euroroute 01 from Dublin to Rosslare

DESCRIPTION

- Modern detached office and production facility
- Steel frame construction with concrete block infill walls in the production area generally to full height
- Reinforced concrete floor with power floated finish
- 3 grade level loading doors provided to the rear elevation
- Office accommodation provided at ground and first floor levels, partially shell and core and partly finished to include suspended ceilings, recessed lighting and carpeted floor coverings

ACCOMMODATION

The approximate gross external floor areas of the property is as follows:

	SQ FT
Warehouse	11,855
Ground Floor Offices	6,396
First Floor Offices	17,147
Total	35,398

All intending tenants are specifically advised to verify the floor /site areas and undertake their own due diligence

SERVICES

- All main services are available including 3 phase power
- Natural gas provided on site
- Fluorescent strip tube lighting provided in the warehouse area

LEASE TERMS

Available under new short or long term flexible lease arrangements

RENT

On application





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