



To Let

Kilbride Industrial Estate, Arklow, Co Wicklow

- 2,170 M² (23,358 Sq Ft)
- Benefit of additional laboratories/cleanrooms/offices which can easily be removed if not required
- Prestigious detached headquarter warehouse and office facility
- Strategically located approximately 3 minutes drive from the N11 and 50 minutes drive from Dublin
- Substantial site with private yard and two large separate car park areas



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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 (Dublin to Rosslare)
- Approximately 65 km from Dublin and 74 km from Dublin Airport
- Strategically located mid way between Dublin Port and Rosslare Port on the designated Euroroute 01 from Dublin to Rosslare

DESCRIPTION

- Modern detached facility incorporating two storey quality office accommodation on a substantial site
- Steel portal frame construction incorporating concrete block infill walls in part to a height of approximately 2.5 metres and in part to full height
- Dublin skin insulated metal deck roof incorporating perspex roof lighting
- Reinforced concrete floor
- Clear internal height of approximately 4.78 metres
- 1 grade electrically operated roller shutter door to a height of 4.8 metres
- Two storey offices incorporating plastered and painted walls, suspended ceilings, recessed lighting, carpet floors, data cabling and gas fired central heating

ACCOMMODATION

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

FLOOR	SQ.M	SQ FT
Warehouse	1,476	15,888
2 Storey Offices	694	7,470
Total	2,170	23,358

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

Additional 4,800 sq ft of office accommodation at first floor level which can be readily removed

SERVICES

All main services are available including 3 phase power

LEASE TERMS

Available on a new short or long term flexible lease arrangement

RENT

On application



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