

To Let

Modern Industrial Unit



Unit 17B/17C Newbridge Industrial Estate Newbridge County Kildare

- Excellent location close to Newbridge Town Centre
- 2 No. electric roller shutter doors
- Extends to approximately 685.3 sq. m. (7,376 sq. ft.)
- 3 Phase Power

Accommodation

Description	sq. m. (sq. ft.)
Ground Floor	370.76 sq. m. (3,991 sq. ft.)
First Floor	314.51 sq. m. (3,385 sq. ft.)
Total	685.27 sq. m. (7,376 sq. ft.)



Rates & Services

Rateable Valuation	Annual Service Charge	BER
TBC	TBC	



Rent

On Application

Viewing

By appointment only

Location

The property comprises an industrial unit measuring 685.3 sq. m. (7,376 sq. ft.) in total. The property is accessed via a double-height glazed entrance and has ground and first floor accommodation. In addition to large open plan areas at ground and first floor levels the property has office, kitchen and toilet facilities. The property also benefits from 2 No. electric roller shutters, 3 phase power, access control as well as fire and intruder alarms. Car parking is also available to the front.

Description

Newbridge is situated some 38 kilometers from Dublin City Centre 17 kilometers from Naas and is one of the largest urban centers in the county. Located within the greater Dublin Region the town has witnessed a dramatic increase in the population over the past number of years and the general area serves as an important commercial and services centre for the county. Newbridge Industrial Estate is situated approximately 0.5km from Newbridge Town Centre off the Athgarvan Road, and was established in the 1980s/1990s. The estate is laid out in an orbital shape and is an example of successful multi use industrial park with both manufacturing and serviced based industries located within. Occupiers within the estate include KARE, Newbridge Hire, TRM & Newbridge Tiles & Bathrooms.

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