

UNIT 8

BLOCK K, MAYNOOTH BUSINESS CAMPUS,
MAYNOOTH, CO. KILDARE

MODERN INDUSTRIAL & OFFICE FACILITY
FOR SALE BY PRIVATE TREATY



Outline is for illustrative purposes only

- Opportunity to acquire a modern industrial & office facility located at Maynooth Business Campus
- High-bay end of terrace industrial facility of approx. 1,090 sq. m. including approx. 510 sq. m. of offices
- Maynooth Business Campus is strategically located at J7 on the M4 Motorway, a 15 minute drive from the M50

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LOCATION

The property is situated within Maynooth Business Campus which is strategically located at Junction 7 on the M4 Motorway. The Campus is approximately 26 km from Dublin City Centre and approximately 29 km from Dublin Airport. The location also benefits from its close proximity to the M50 Motorway which is approximately 15 kilometres to the east, enabling access to all other major arterial routes. This convenient access is also supported by both excellent rail and bus commuter services in the nearby Maynooth Town, a vibrant expanding town located approximately 1km north of the M4 motorway. The town offers excellent amenities and facilities including the National University of Ireland, the 4 Star Carton House Spa & Golf Hotel and the world renowned K Club. In addition, Maynooth offers a wide range of retail, leisure and dining facilities.

DESCRIPTION

Warehouse

- High bay end of terrace industrial facility
- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- A combination of full height concrete block walls and walls to a height of approx. 2.2 metres with insulated cladding over
- Painted concrete floor
- Clear internal height of approx. 6 metres
- 1 ground level automated up and over roller shutter door
- High bay sodium lighting

Offices

- Currently finished to shell and core specification
- Concrete floor
- Double glazed PVC framed windows and doors

ACCOMMODATION

Approx. gross external floor areas:

Accommodation	Sq. m.
Offices	510
Warehouse	580
Total	1,090

There is car parking available to the front of the property. Intending purchasers must satisfy themselves as to the accuracy of the measurements provided above.

SERVICES

We understand that all mains services including 3 phase power are provided and connected to the property.

RATES

Available upon request.

INSPECTIONS

All inspections are strictly by appointment through the sole agent, Savills.

PRICE

On application.

BER

BER No. 800172553

Energy Performance Indicator 393.79 kWh/m²/yr

BER D1

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