



# To Let

## Serviced Office / HQ Facility with Warehousing

- Self contained office suites available
- Capable of catering to various size requirements
- Office fit-out is of a modern, high quality specification
- Self contained warehousing available
- Loading access is by way of 3 roller shutter doors
- Warehouse clear internal height of approx. 6.7m
- Facility is served by fibre broadband
- Dedicated car parking

## Arklow Hublink

Kilbride Industrial Estate, Arklow, Y14 FY06

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**2,379 to 10,753 sq ft**

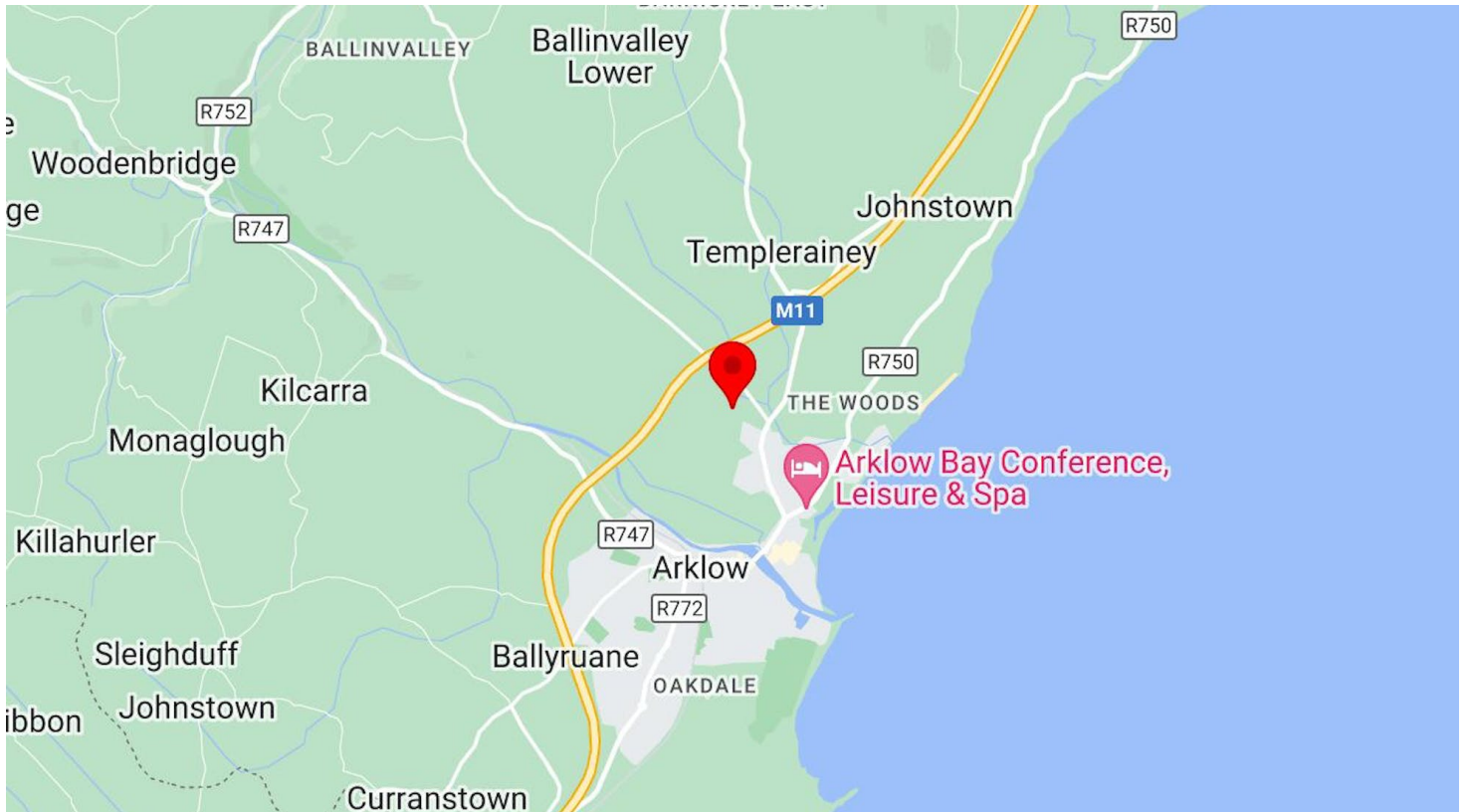
221.02 to 998.99 sq m

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**Reference: #150373**

# Arklow Hublink

Kilbride Industrial Estate, Arklow, Y14 FY06



## Location

Arklow Hublink is located within Kilbride Industrial Estate, which is an established business park on the outskirts of Arklow, Co. Wicklow. Arklow is a seaside town, positioned equidistant between Dublin City and Wexford Town, which are located approx. 70km to the north and south respectively. The park is highly accessible, with excellent access to the M11 Motorway, being situated 2.0km south-west of Junction 20, providing direct access to Dublin City and the national road network. Various amenities are located nearby with the Whitewater Shopping Centre situated within walking distance.

## Description

Modern detached office and production / warehouse facility

### Warehouse

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

Clear internal height of 6.7m

### Office

Mixture of open plan and cellular office suites of various sizes to suit

Office specification is generally carpeted concrete floors, plastered and painted walls, perimeter trunking, wired for power and cat 6 data, acoustic ceiling tiles, communal canteen facilities, meeting room, WC facilities at GF and FF level, viewing balcony / breakout area.

Fibre broadband is available

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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit A - Warehouse	11,345	1,053.98	Let
Ground - Unit B - Warehouse / Office	3,552	329.99	Let
1st - Unit C - Office	3,068	285.03	Available
1st - Unit D - Office	2,379	221.02	Available
1st - Unit E - Office	3,261	302.96	Available
1st - Unit F - Office	2,045	189.99	Available
<b>Total</b>	<b>25,650</b>	<b>2,382.97</b>	

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