

# To Let

## Industrial



## Block 1 Unit E, The Links Business Park, Kilcullen, Co. Kildare

- End of terrace industrial unit
- Full height roller shutter doors
- Car parking
- Total area 141 sqm (1,522 sq ft)

## Accommodation

Description	Sqm / Sqft
Warehouse	93.21 sqm/ 1003 sqft
Ground floor	24.0 sqm/ 258 sqft
<b>Total</b>	<b>117.21 sqm/ 1261 sqft</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
€19.05	Available upon request	



### Price

On application

### Viewing

By appointment only

### Location

Kilcullen is an expanding town situated on the M9 national transportation corridor. Situated some 30km from Dublin city centre and some 8km from Naas, the town has experienced substantial growth in recent years with a number of both residential and commercial developments having been completed. Kilcullen is a commuter town to Dublin City and with the continued upgrading of the M7/M9 Motorway access to Dublin City, Cork Limerick and the national motorway network has enhanced the appeal of the location for business. The town is well serviced by all amenities and by public transport with frequent bus services to Dublin City and other national cities along with connections to Newbridge Railway Station. The Link Business Park is located on the Naas Road in Kilcullen within minutes of the town centre. The development was constructed in the early 2000's and current occupiers include Ecolkem, World of Catering and Animals First Veterinary Hospital.

### Description

The subject property comprises an end of terrace industrial unit extending to 117 sq m (1,261 sq ft). The property is constructed of concrete block with a steel portal frame construction incorporating profiled metal cladding with 10% Perspex roof lighting. The property is serviced by roller shutter doors along with pedestrian access to the front. The property suits a variety of uses.

## For further information contact:

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