

# FOR SALE

By Private Treaty

# DETACHED INDUSTRIAL UNIT

## Block 4, Link Business Park Kilcullen, Co. Kildare



### KEY BENEFITS:

- Detached Industrial Unit fitted out as former showrooms in excellent condition.
- Close to Kilcullen Town Centre & M9 Motorway.
- Entire - 582 sqm. (6,270 sq.ft.).
- Suit a number of uses.
- Ready for immediate occupation.
- Eaves height of c. 7 metres.



**LAVELLE**  
*Commercial Property*

### Lavelle Commercial Property

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### FURTHER INFORMATION & VIEWING

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### Location

Link Business Park occupies an excellent location just off the Naas Road on the edge of Kilcullen Town Centre with good access to Dublin via the M9 & M7 Motorways. Adjoining occupiers within the Business Park include Dunleas of Kilcullen, Lift Boy, Ecolkem and Animals First Veterinary Hospital.

### Property

The property comprises a detached standalone industrial unit with a shared storage yard to the rear and common circulation and parking area to the front. Internally, the unit previously provided an open plan showroom area with office/kitchenette, toilets, trade counter area and parts area to the front and warehouse space to the rear with retail showroom on the first floor mezzanine.

Externally, there is car parking spaces to the front and loading/unloading facilities provided to the front and side of the unit, with an electric roller shutter door accessing the warehouse space.

Description	sq.m.	sq.ft
Ground	371.98	4,004
First – Mezzanine	210.50	2,266
<b>Total</b>	<b>582.48</b>	<b>6,270</b>

*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*

# DETACHED INDUSTRIAL UNIT

### Commercial Rates for 2025

Approx. €3,565 per annum

### Service Charge

€1,414 Per annum

### Services

All main services are connected or available to the property to include mains drainage, mains water, ESB and Gas Fired Central Heating system.

### Title

We have been informed that the property is freehold.

### BER

**BER Rating:** C1

**BER No:** 801092172

### Price

€500,000 (excl. VAT)

### Viewing

Strictly by appointment only.



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