



**TO LET**

**UNIT 8,  
DANVILLE BUSINESS PARK,  
KILKENNY, CO. KILKENNY**



## FEATURES

First floor office area of approx. 210 sq.m.  
(2,260 sq.ft.)

Located in a prime location just outside of  
Kilkenny city with excellent connectivity options  
along Kilkenny ring road

Includes a mixture of open plan office space,  
two private offices, meeting spaces, staff kitchen  
and toilets

The unit is fitted with key fob access points to  
internal doors, alarm and wired for a cctv system

Ample parking with 15 spaces available.





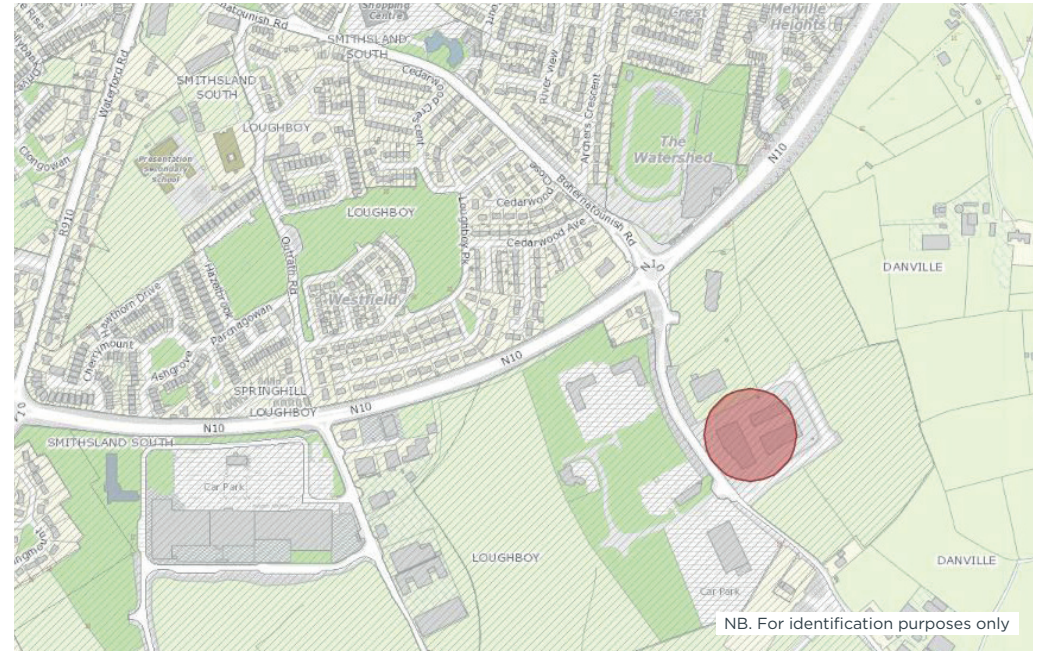
## LOCATION

Danville Business Park is located just off the Kilkenny ring road and is a purpose built office development on the outskirts of Kilkenny City.

Adjacent to the HQ of Glanbia and neighbouring business include Campion Insurance, Taxback International, Cairn, Prochem engineering, IFAC, Coillte, Glanbia, Banking 365, Insight HR, Orange Café and much more.

Located just 200m from the Kilkenny ring road which allows ease of access for all workers as they will avoid City traffic. Yet just 5 minutes from Kilkenny City centre.

From Bohernatounish Road, at the Bohernatounish roundabout, Continue straight through towards IDA Park. Danville Business Park is located just 200m on the left hand side.



## DESCRIPTION

The first floor is in good overall condition and extends to approx. 210 sq.m. ( 2,260 sq.ft.). This bright first floor office comprises a mixture of open plan office space, two private offices, meeting spaces and staff kitchen.

Specification includes suspended ceiling, air conditioning, fluorescent lighting, plastered and painted walls and perimeter trunking. The unit is fitted with key fob access points to internal doors, alarm and wired for a cctv system.

The property also benefits from 15 car parking spaces.







## RENT

€33,900 per annum.

## VAT

Please refer to the agent.

## BER



## VIEWING

All viewings are strictly by appointment through the agents DNG Ella Dunphy and QRE Real Estate Advisors.

## AGENTS DETAILS

### Ciaran Dunphy

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