

To Let

Detached Industrial Facility



Unit 1, Clane Business Park, Kilcock Road, Clane, Co. Kildare

- Industrial unit extending 646 sqm (6,954 sqft)
- Ample Parking
- 7m Eaves Height
- Office space extending 148 sqm (1,589 sqft)

Accommodation

Description	Sqm / Sqft
Ground Floor Office	73.8 / 794
First Floor Office	73.8 / 794
Warehouse	498.3 / 5,364
Total	646 sqm (6,954 sq. ft)



Rates & Services

Rateable Valuation	Annual Service Charge	BER
€30,100	On Application	BER C2

Quoting Rent

On Application

Viewing

By appointment only

Location

Clane is a thriving town located c. 35 km from Dublin, 14km from Maynooth and some 9km from Naas. Clane over the last number of years has seen continues improvements to the town in addition construction of both new residential and commercial development has resulted in heightened activity and a population increase. Clane is well positioned being centrally located between Naas (M7 Motorway) and Kilcock (M4 Motorway). Clane Business Park is the principal commercial park for the surrounding area and is situated approximately 1km from town centre on the Kilcock Road. The business park was developed over the last two decades and comprises of both small medium and large scale commercial/industrial units with a number of local and national businesses operating from within the park. The subject property is located on the main estate road with high visibility.

Description

The property comprises of detached warehouse unit, of steel frame construction with a twin skin insulated metal deck roof incorporating 10% perspex roof lights and concrete block walls. The property has reinforced concrete floors and loading access is provided from the front via a full height automated roller shutter door and pedestrian door to the side. The property is arranged as warehousing and offices at ground floor level along with office/storage at part first floor. The property benefits from 7m eves height, high output lighting, gas fired central heating and 3 phase power supply. There is ample occupier and visitor car parking.

Joint Agents:



Sean Reilly
Sherry Fitzgerald Reilly, Main Street, Clane, Co. Kildare
Tel: 045 868 412

For further information contact:

Darac O'Neill

☎ 045 856 604
☎ 087 965 6063
✉ darac@oneilandco.ie

Stephen Keeler

☎ 045 856 604
☎ 085 717 1593
✉ stephen@oneilandco.ie

Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. License No:001224. Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland.

