



Block 1 Unit D  
Link Business Park  
Kilcullen  
Co. Kildare

# To Let



180.4 sqm (1,942 sqft)



Roller Shutter Door



Car Parking



## PROPERTY FEATURES

- Mid terraced industrial unit
- Roller shutter door
- Car Parking
- Total Area 180.4 Sqm (1,942 Sqft)

## 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. 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, Liftboy & Animals First Veterinary Hospital.

## DESCRIPTION

The subject property comprises of a terrace industrial unit extending to 180.4 sq m (1,942 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. The unit will be refurbished by the landlord prior to the commencement of lease.



## ACCOMMODATION Sq.m. (Sq.ft.)

Measurement Application – IMPS Industrial 3B

Warehouse	180.4 / 1,942
Total:	180.4 sq.m (1,942 sq.ft)

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

## RATES & SERVICES

Rateable Valuation	Annual Service Charges
€5,810	On Application

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