

**JORDAN** 

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**FOR SALE/TO LET**



**PRIME COMMERCIAL UNIT  
GROUND FLOOR (888 sq. ft – 82.5 sq. m)**

**UNIT 1 WALLACE COURT,  
EYRE STREET,  
NEWBRIDGE,  
CO. KILDARE.**

**QUOTING PRICE: €90,000 (EXCL VAT)  
QUOTING RENT: €9,100 P.A. (EXCL VAT)**

## LOCATION

The property is situated on Eyre Street, which runs parallel to Main Street, in Newbridge Town Centre. The property is within easy walking distance of Main Street and all of the major occupiers in the town including all the Main Banks, the Whitewater Shopping Centre (Debenhams, Marks & Spencer, Boots, Easons), the Post Office and Penneys. The immediate surrounding area is predominantly commercial in nature with a mix of retail and office use.

Newbridge is a large provincial town only 43 km from Dublin with direct motorway and rail access (30 minutes). The town has experienced rapid growth in terms of both residential and commercial development in recent years and is an important service centre for Co. Kildare, on one of the busiest traffic corridors in the country. Existing employers in the area include Pfizer Ireland, Bord Mona, OralB, The Defence Forces and the Racing and Breeding Industry.

## DESCRIPTION

The property comprises a ground floor commercial unit extending to approximately 82.5 sq.m. Internally, the unit is fully fitted out in accordance with its previous office use providing a large open plan area to the front with rear office and separate kitchenette and w.c. The entire is generally in good condition and fully fitted out to include suspended ceiling, recessed lighting, air conditioning and alarm. There is one car parking space provided with the building located in the rear car park.

## ACCOMMODATION:

	Sq.m.	Sq.ft.
Ground:	82.5	888

**QUOTING PRICE:** €90,000 (excl. vat)

**QUOTING RENT:** €9,100 p.a. (excl. vat)

## LEASE:

Flexible lease terms available

## RATES:

€3,800.00 (approx.)

## BER CERTIFICATION:

BER Rating: E2

## SERVICES:

All mains services connected or available.

## VIEWING:

Strictly by appointment with sole selling agents.

## SPECIAL FEATURES:

- Excellent location on Eyre Street within easy walking distance to Main Street.
- Close to Whitewater Shopping Centre
- Fully Fitted Unit
- Available Immediately



## FURTHER INFORMATION:

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