



Unit 14B
Clane Business Park
College Road
Clane
Co. Kildare

To Let

BER E2



232.6 sq.m (2,504 sq.ft)



Designated Parking



Intruder Alarm

Light Industrial Unit

PROPERTY FEATURES

- End of terrace light industrial unit
- Extends 232.6 sq.m (2,504 sq.ft)
- Suits a variety of uses
- 11 km from J8 M4

DESCRIPTION

The subject property comprises an end of terrace two storey light industrial unit extending 232.6 sq.m (2,504 sq.ft). The property is constructed of concrete block with a steel portal frame construction incorporating profiled metal cladding with approx. 10% Perspex roof lighting. The property is accessed via pedestrian door along with a roller shutter door to front. Heating is provided via electric storage heaters and the unit is fitted with both fire & intruder alarms. Designated car parking is provided to the front of the property. The property lends itself for ideally to a variety of commercial uses.

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.



ACCOMMODATION Sq.m. (Sq.ft.)

Measurement Application – IPMS 3B - Industrial

Ground Floor	116.3 / 1,252
Mezzanine	80.4 / 865
First Floor Office	35.9 / 387
Total:	232.6 sq.m (2,504 sq.ft)

RATES & SERVICES

Rateable Valuation	Annual Service Charges
€10,050	On Application

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

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