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## PORTGLORIAM BUSINESS CAMPUS KILCOCK CO. KILDARE W23 XH0A



### Location

Kilcock is located within the Dublin commuter belt in North Kildare approximately 32 km from Dublin City Centre. The town is currently seeing a rapid increase in population due to the construction of large new residential developments. The area is well serviced by public transport with regular bus and train services to Dublin city centre and beyond. The M4 Motorway is situated on the outskirts of the town and is accessed via junction 8. The M4 Motorway connects with the M50 and all other national motorways. The subject property is located on the Clane Road (R407) in an area known as Portgloriam approximately 4km and 3km from Kilcock Town centre and the M4 Motorway junction respectively. Access is provided via a large recessed entrance with a sliding automated gate.

### Get in Touch



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**LEASE ASSIGNMENT**

**WAREHOUSE  
AND  
OFFICE SPACE**



RENT

€45,000 P.A.

## Description

The subject property comprises warehouse and first-floor office accommodation within an industrial building. The building has two-storey offices to the front and a warehouse to the rear.

The first floor offices extend to approximately 165 sq. m. (1,776 sq. ft.) while the warehouse extends to 311 sq. m. (3,350 sq. ft.). The offices are of a modern standard and benefit from carpeted floors, suspended ceilings, phone and internet access and a passenger lift.

The warehouse to the rear benefits from sealed concrete floors, an automated roller shutter door, high bay lighting and a clear internal height of approximately 6m. The roller door height is 3m and it is 2.4m wide.

The property has fire and intruder alarms, as well as car parking.

Viewing is highly recommended.

## Lease & Financials

- Service Charge: €4,320
- Commercial Rates: €2,918
- Lease Assignment
  - Lease term: 10 years from 1st March 2021
  - Tenant's Break Option: 1st March 2026

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### Office



165 sq. m.  
(1,776 sq. ft.)



Alarm

### Warehouse



311 sq. m.  
(3,350 sq. ft.)



Car Parking

BER

BER D1

Viewing

Strictly by appointment only

