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CHARTERED SURVEYORS
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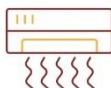
Unit F5
Clane Business Park
College Road
Clane
Co. Kildare

To Let

BER B3



148.9 sq.m (1,602 sq.ft)



Air Conditioning



Intruder Alarm

Warehouse / Showroom

PROPERTY FEATURES

- Modern Warehouse / Showroom
- Extends 148.9 sq.m (1,602 sq.ft)
- Suits a variety of uses
- 11 km from J8 M4

DESCRIPTION

The subject property comprises a mid-terrace two storey warehouse / showroom extending to 148.9 sq m (1,602 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 to front which is protected by an electric security shutter. The property is fitted with air conditioning as well as an intruder alarm & fire alarm. Car parking is also provided to the front of the property. The property lends itself for ideally to a variety of commercial uses including as showrooms or storage.

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 Kildare (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

Warehouse	81 / 872
Ancillary	67.9 / 730
Total:	148.9 sq.m (1,602 sq.ft)

RATES & SERVICES

Rateable Valuation	Annual Service Charges
€5,440	On Application

RENT & LEASE TERMS

Quoting Rent	Lease Terms
On Application	On Application

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

Agent:



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