

Coonan
PROPERTY



PAIRC NA MANACH

NEWBRIDGE, CO. KILDARE

CRÈCHE

approx. 4,605 sq.ft. (428 sq.m.)



PAIRC NA MANACH CRÈCHE

- Purpose built crèche unit extending to approx. 4,605 sq.ft. (428 sq.m.) gross internal area.
- Located within the Pairc Na Manach residential development in Newbridge, a thriving and expanding suburban community in County Kildare.
- Ample car parking with 15 dedicated car spaces which includes 2 accessible spaces.
- Shell and core condition, ready for occupier fit-out to individual operational requirements.
- Planned to deliver a contemporary childcare facility in a rapidly expanding residential community.
- Presents an opportunity to develop a custom-designed crèche within a family-oriented neighbourhood experiencing high demand for childcare services.

For Sale by Private Treaty

Guide Price: €900,000 (exclusive)

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Location

Newbridge is a thriving and well-connected town, situated approximately 45km southwest of Dublin City Centre. The town has experienced consistent population growth in recent years, driven by strong residential development and its appeal as a key commuter hub. Developments such as Pairc Na Manach contribute to a growing community of young families, underpinning demand for high-quality childcare services.

The property benefits from excellent connectivity, with easy access to the M7 motorway, providing direct routes to Dublin City and the wider national road network. Newbridge is also well served by public transport, including regular rail and bus services, enhancing accessibility for staff and parents alike.

Newbridge is renowned for its strong community spirit and high standard of living. The town offers a comprehensive range of amenities, including primary and secondary schools, retail centres such as Whitewater Shopping Centre, cafés, restaurants, and a wide variety of sports and leisure facilities.

With a steadily growing population and continued residential expansion, this modern childcare facility is ideally positioned to meet the increasing demand for quality early years services within the Newbridge area.







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Description

This purpose-built crèche unit extends to approximately 428 sq.m. The crèche facility is finished to an excellent standard and includes dedicated on-site parking, with 15 car parking spaces provided, including 2 accessible spaces, ensuring convenience and ease of access.

The unit is being delivered in shell and core condition, allowing the future occupier to complete the internal fit-out to suit operational and regulatory childcare requirements.

Once completed, the facility will provide a modern and efficient childcare environment designed to support early learning and childcare services within the development and surrounding residential areas.

Full Details

A copy of the floorplans, site layout and planning documentation is available on request.

Services

All mains services will be available for connection.

BER

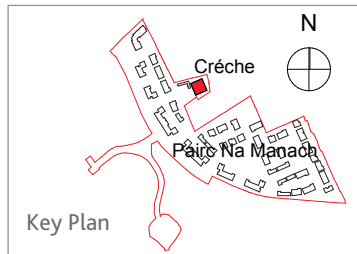
Due to the shell and core condition, a provisional BER rating of BER G applies.
A final rating will be achieved following occupier fit-out.

Tenure

Freehold.

PAIRC NA MANACH CRÈCHE

3D View



Purpose built crèche unit extending to approx. 4,605 sq.ft. (428 sq.m.) gross internal area.

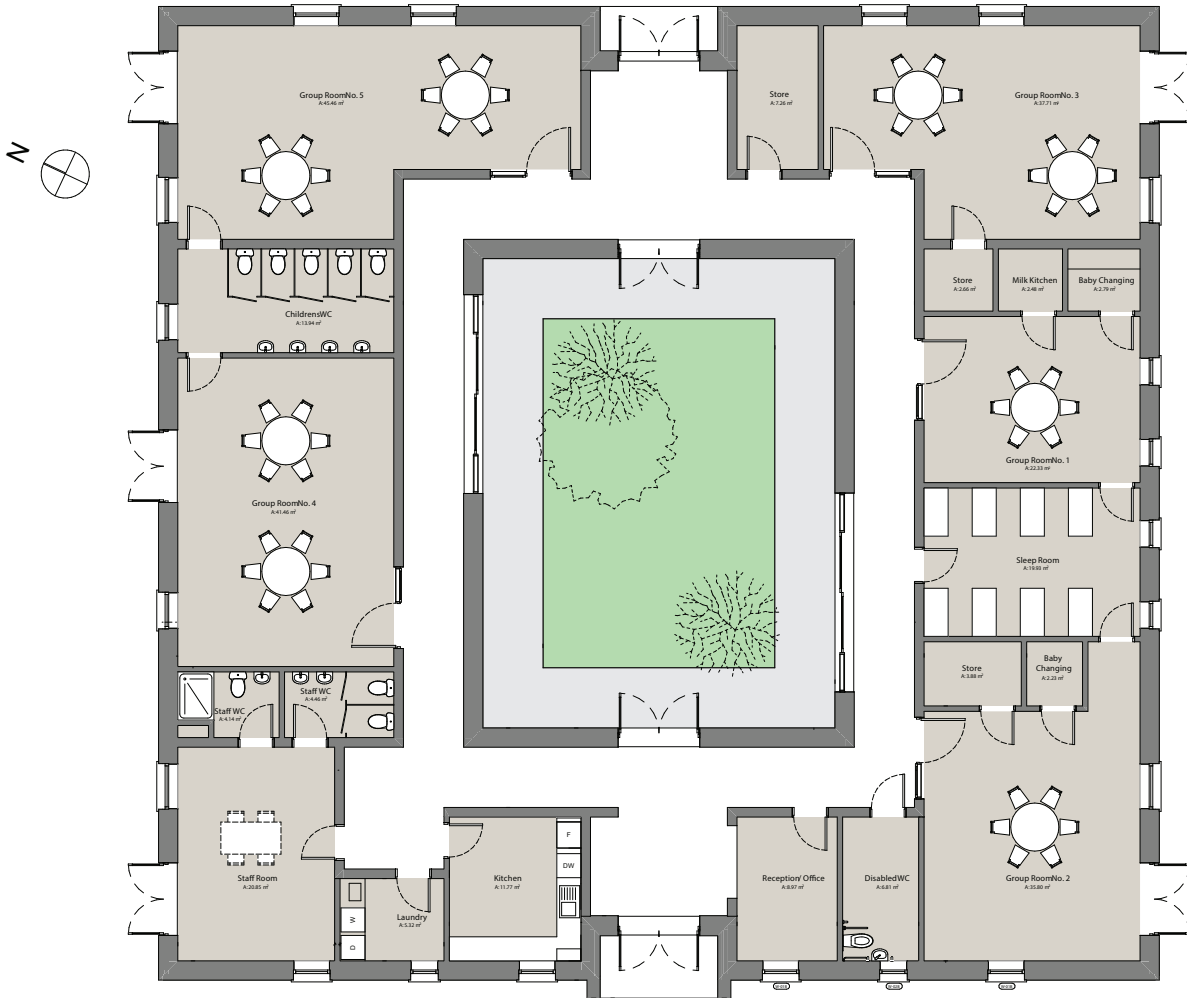


PAIRC NA MANACH CRÈCHE Site Layout



Purpose built crèche unit extending to approx. 4,605 sq.ft. (428 sq.m.) gross internal area.
Ample car parking with 15 dedicated car spaces which includes 2 accessible spaces.

PAIRC NA MANACH CRÈCHE Floor Plan



Purpose built crèche unit extending to approx. 4,605 sq.ft. (428 sq.m.) gross internal area.

PAIRC NA MANACH CRÈCHE

Elevations



Front Elevation



Courtyard Section

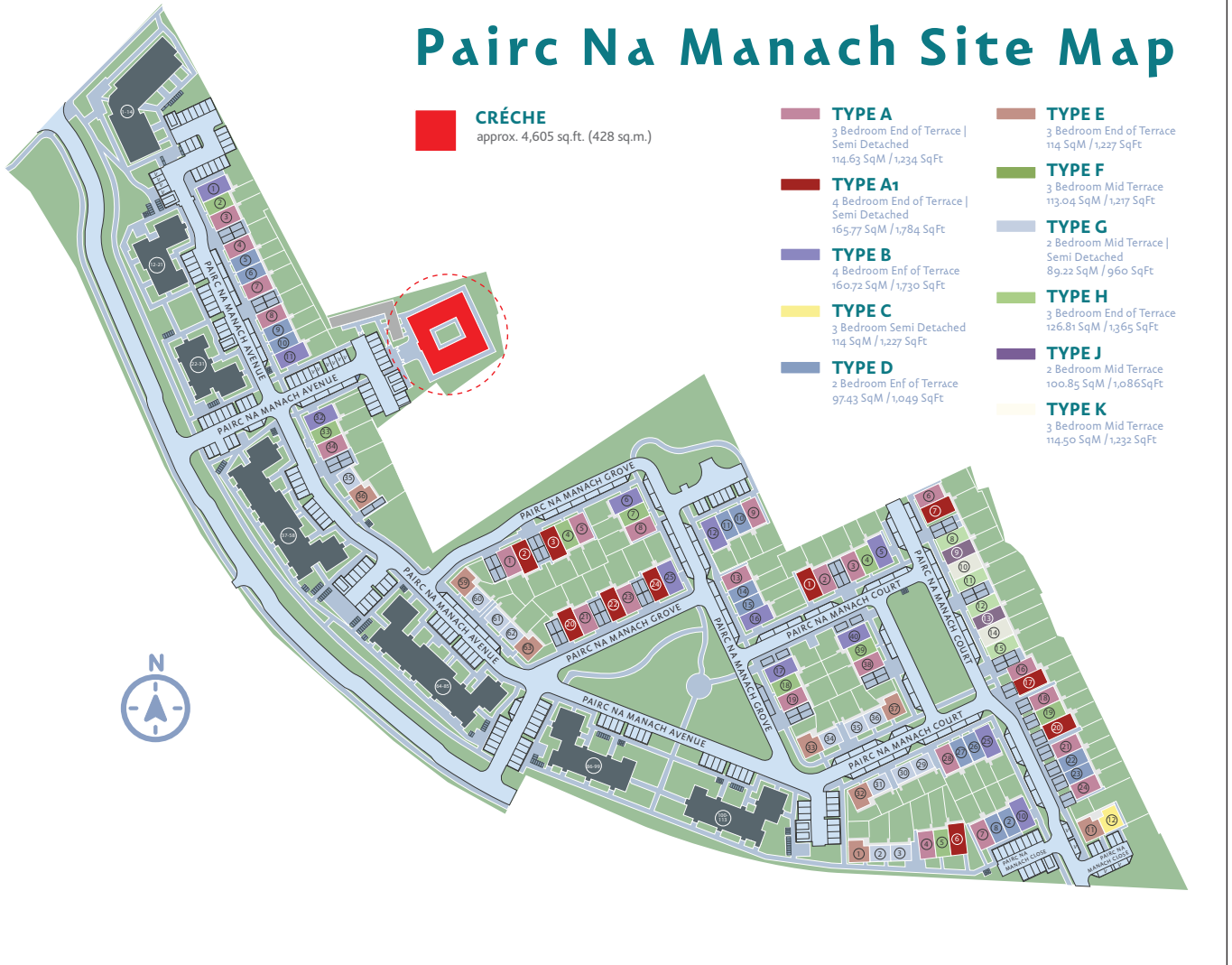


Side Elevation

Purpose built crèche unit extending to approx. 4,605 sq.ft. (428 sq.m.) gross internal area.

PAIRC NA MANACH Site Plan

Pairc Na Manach Site Map



CRÉCHE
approx. 4,605 sq.ft. (428 sq.m.)

TYPE A
3 Bedroom End of Terrace |
Semi Detached
114.63 SqM / 1,234 SqFt

TYPE A1
4 Bedroom End of Terrace |
Semi Detached
165.77 SqM / 1,784 SqFt

TYPE B
4 Bedroom Enf of Terrace
160.72 SqM / 1,730 SqFt

TYPE C
3 Bedroom Semi Detached
114 SqM / 1,227 SqFt

TYPE D
2 Bedroom Enf of Terrace
97.43 SqM / 1,049 SqFt

TYPE E
3 Bedroom End of Terrace
114 SqM / 1,227 SqFt

TYPE F
3 Bedroom Mid Terrace
113.04 SqM / 1,217 SqFt

TYPE G
2 Bedroom Mid Terrace |
Semi Detached
89.22 SqM / 960 SqFt

TYPE H
3 Bedroom End of Terrace
126.81 SqM / 1,365 SqFt

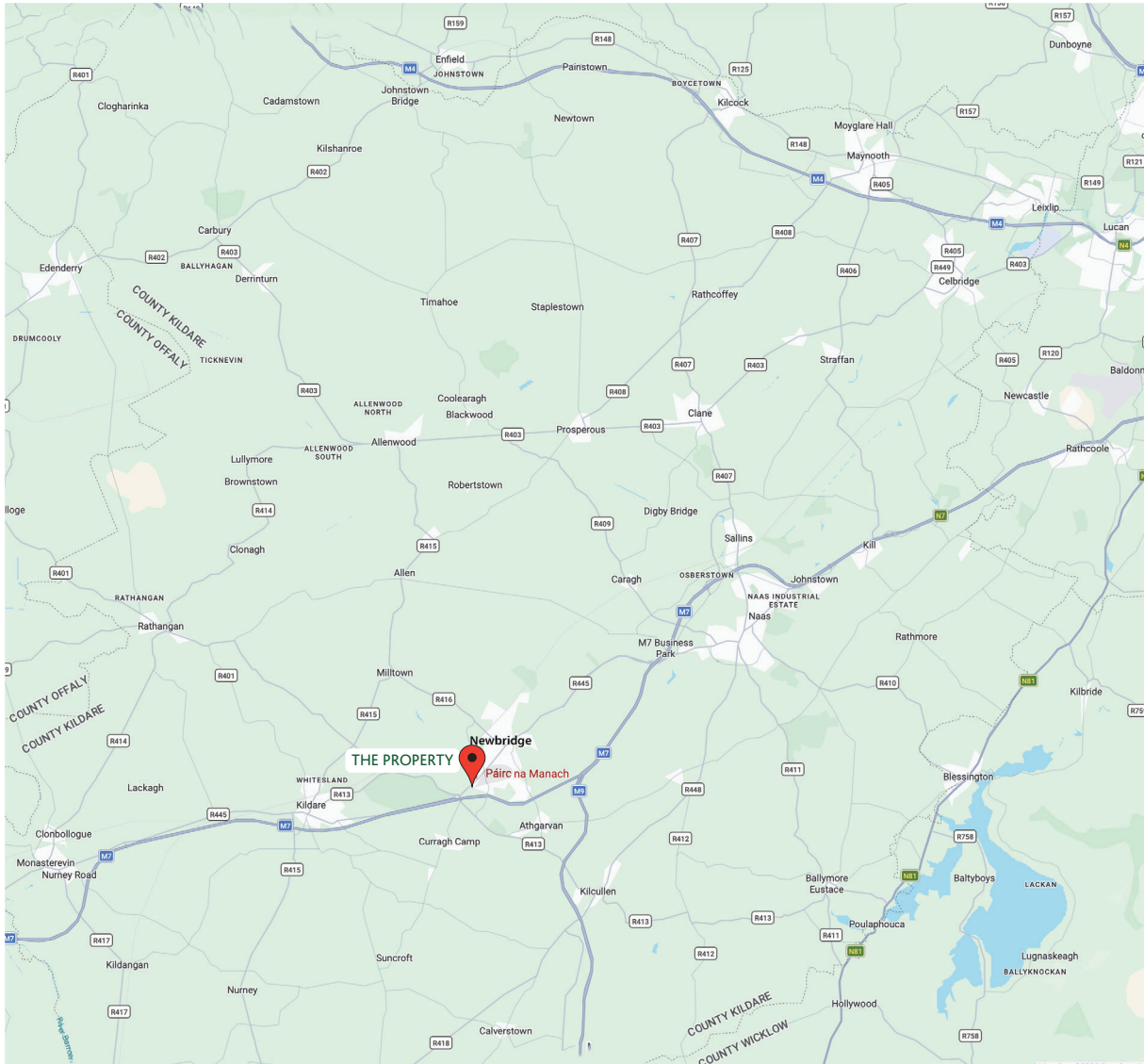
TYPE J
2 Bedroom Mid Terrace
100.85 SqM / 1,086 SqFt

TYPE K
3 Bedroom Mid Terrace
114.50 SqM / 1,232 SqFt

PAIRC NA MANACH



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DIRECTIONS

The property is located within the Pairc Na Manach residential development in Newbridge Co. Kildare, easily accessible from the town centre and the surrounding road network, with convenient connection to the M7.

BER



Due to the shell and core condition, a provisional BER rating of BER G applies. A final rating will be achieved following occupier fit-out.

VIEWING

By prior appointment at any reasonable hour.

CONTACT INFORMATION

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