

For Sale By Private Treaty

STRATEGIC FULLY SERVICED INDUSTRIAL LANDBANK

23.6 Acres (9.56 Ha.) GREAT CONNELL BUSINESS PARK

Newbridge, County Kildare

M7 MOTORWAY
& NAAS

NAAS ENTERPRISE PARK

LIDL

PFIZER

KIRIG DR PEPPER

SOLD

NEWBRIDGE

MURPHY IRELAND

(Approximate Outline - For Identification Purposes Only)

- + Zoned "Industrial & Warehousing"
- + Established Commercial Location on edge of Newbridge.
Excellent accessibility to M7 Motorway (Exit 10 - 3 Km).
- + Fully Serviced with Excellent Profile to Estate Road.
- + Notable Adjoining Occupiers.
- + Significant Industrial Development completed /planned nearby.

**PRIME LOGISTICS /
DISTRIBUTION HUB LOCATION**



www.jordancs.ie
Tel: (045) 433550



www.lavellecs.ie
Tel: (045) 540400

23.6 Acres (9.56 Ha.)

GREAT CONNELL BUSINESS PARK

Newbridge, County Kildare

LOCATION:

The subject lands are located within Great Connell Business Park situated on the north east side of the Great Connell Road approx. 1.5 km south east of Newbridge Town Centre. The surrounding area is a mix of industrial, residential and agricultural uses with adjoining occupiers including Pfizer, KDP Ireland (Keurig Dr. Pepper), Murphy Ireland, with the recently developed Lidl Distribution Centre also closeby

Newbridge is a large provincial town (population: 22,750) only 43 km from Dublin with direct motorway and rail access (30 minutes). The town continues to experience significant residential and commercial development in line with its role as an important service centre for County Kildare, one of the biggest traffic corridors in the Country.

The estate road is proposed to form part of the Newbridge South Orbital Relief Road providing easy access to the M7 Motorway at Naas South (Newhall) Interchange - 3 km, the M50, Dublin City Centre and other major cities via the motorway network.

DESCRIPTION:

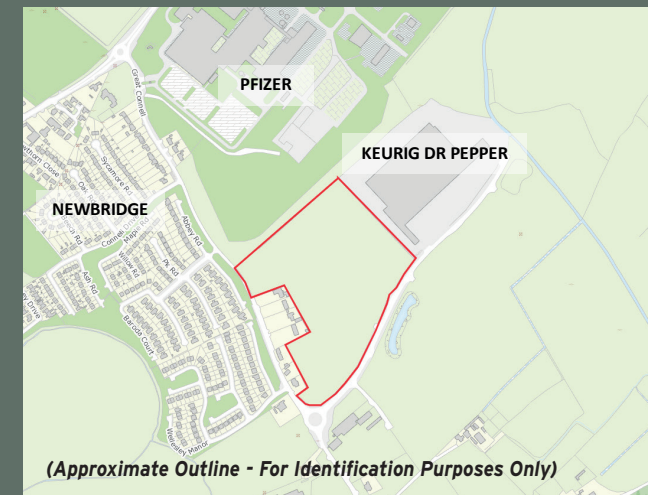
The lands, which are located on the north side of the main estate road, extend to approx. 23.6 acres (9.56 hectares) and provide a serviced industrial zoned landbank in a strategic location. The site comprises predominantly greenfield lands including an access spine road (hardcore base - not completed) together with a temporary tarmacaded surface car park (north east corner).

ZONING:

The entire site is zoned Objective H1: 'Industrial & Warehousing' under the Newbridge Local Area Plan 2013 - 2019 (extended to December 2021).

DEVELOPMENT OPPORTUNITY:

The subject property provides an excellent opportunity to acquire a fully serviced industrial zoned landbank in a strategic location on the edge of Newbridge just off the motorway network in an area experiencing significant industrial/logistics developments. Having regard to the positive market conditions in Industrial & Logistics sector the lands will suit occupiers (with specific requirements) as well as investors and developers alike.



SERVICES:

We understand that main services are available. However, interested parties are required to satisfy themselves as to the present availability and adequacy of all services.

TITLE:

Freehold.

ASKING PRICE:

On Application.

CONTACTS:

For further information please contact:



Paddy Jordan - e: paddy@jordancs.ie
Stephen Talbot - e: stephen@jordancs.ie



Rory Lavelle - e: rory@lavellecs.ie
Billy Grogan - e: billy@lavellecs.ie

DRIVE TIMES

- | | |
|--------------------------|------------------------------|
| - M7 Motorway 5 mins | - Dublin City Centre 45 mins |
| - M50 Motorway 30 mins | - Town Centre 5 mins |
| - Dublin Airport 45 mins | - Train Station 7 mins |