

LET AGREED

LARGE INDUSTRIAL/STORAGE FACILITY ON C. 2.70 ACRES



GREAT CONNELL, NEWBRIDGE, CO. KILDARE

**EXCELLENT LOCATION ON THE EDGE OF NEWBRIDGE
HIGHLY ACCESSIBLE TO M7 MOTORWAY (EXIT 10)**

**PRIME INDUSTRIAL/STORAGE FACILITY
VARIOUS BUILDINGS (22,500 SQ. FT.) & CONCRETE YARD**

**STRONG INDUSTRIAL OCCUPIERS LOCATED CLOSEBY
MURPHY INTERNATIONAL, PENNEYS, KEURING DR. PEPPER**

**READY FOR IMMEDIATE OCCUPATION
(DUE TO OCCUPIERS CENTRALISATION PLANS)**

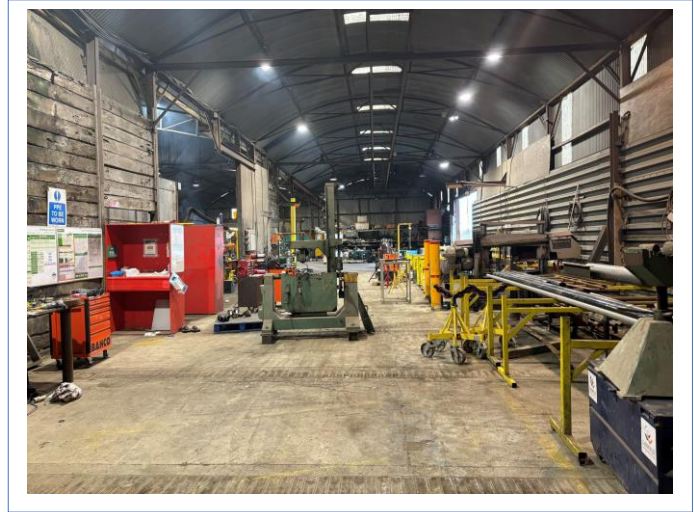
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Location:

- Located on the Great Connell Road, situated on the south western edge of Newbridge Town, approx. 1km from the Town Centre.
- Highly accessible to Newbridge & Naas, M7 Motorway (Exit 10), M50 Motorway and the various Business Parks on the M7.
- Adjoining occupiers include Primark Distribution Centre, Lidl Distribution Centre, Murphy International Limited, Pfizer and KDP Ireland.

Property:

- The property mainly provides 2 large sheds on a regular shaped site extending to c. 2.70 acres.
- The buildings in total extend to c. 22,486 sq. ft. with the balance being a concrete yard.
- Ready for immediate occupation and would suit a variety of uses.
- Established heavy industrial use on site with 3 phase power.



Quoting Rent:

€85,000 per annum (excl. VAT).

Lease:

Short term lease (only).

Rateable Valuation:

TBC

Service Charge:

Not applicable.

BER:

BER Rating: TBC

BER Number: TBC

Viewing:

Strictly by appointment via the Sole Letting Agent.

Contacts:

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Accommodation Schedule:

| Floor | Sq. M. | Sq. Ft. |
|--------------------|--------------|---------------|
| Main Building | 1,440 | 15,500 |
| Rear Building | 595 | 6,405 |
| Ancillary Building | 54 | 581 |
| Total | 2,089 | 22,486 |

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