

**LET**

## **LIGHT INDUSTRIAL UNIT**



### **UNIT 6 KILCULLEN INDUSTRIAL ESTATE KILCULLEN CO. KILDARE**

- Close to Kilcullen Town Centre, Link Business Park & M9
  - Open Plan Warehouse & Office accommodation
    - 154.53 sqm. (1,663 sq.ft.)
    - Suit a number of uses
  - Ready for immediate occupation.

### Location:

Kilcullen Industrial Estate occupies an excellent location just off the Naas Road on the edge of Kilcullen Town Centre with good access to Dublin via the M9 & M7 Motorways. The immediate surrounding area is predominately commercial and residential in nature with nearby occupiers including Kaymed, CarveOn Leather, D&M Truck Engineering, Link Business Park and Dunleas of Kilcullen.

### Specification:

- Open plan office, kitchenette, w.c. & warehouse space.
- Concrete yard to the front for car parking and circulation space.
- Fully fitted ready for immediate occupation.
- Modern unit in excellent condition.
- Electric Roller Shutter access to the warehouse.
- Benefits from 6 metre eaves height.



### Schedule of Accommodation: (GEA)

	SQ. M	SQ. FT.
Warehouse & Office	154.53	1,663



### Key Details:

#### Commercial Rates:

€1,318 per annum

#### Lease Term:

Flexible Lease Terms

#### Rent:

€17,500 per annum (excl. VAT)

#### BER:

BER Rating: E2

BER No: 800786063

### Viewing:

*Strictly by appointment via the sole letting agent.*

### Contact:

**Stephen Talbot**

T: 045 540400

M: 085 7218265

E: [stephen@lavellecs.ie](mailto:stephen@lavellecs.ie)

PSRA Licence No: 003756

These particulars are issued by Lavelle Commercial Property for guidance purposes only on the understanding that any negotiations respecting the property mentioned are conducted through them. These particulars are not intended to form any part of any offer or contract. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to and intending purchasers should satisfy themselves by inspection or otherwise to their correctness. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. © Lavelle Commercial Property 2025.

PSRA Reg No. 003756