

TO 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:

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PSRA Licence No: 003756

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