

FOR SALE
BY PRIVATE TREATY

**DETACHED OFFICES, INDUSTRIAL UNIT & YARD
ON C. 1.40 ACRES
RATHANGAN, CO. KILDARE**



Copy Aerial View (For Identification Purposes Only)

KEY BENEFITS:

- Ideal Development Opportunity (STPP).
- Detached two storey listed former convent 800 sq.m. (8,611 sq.ft.) providing office accommodation.
- Detached Industrial Unit 871 sq.m. (9,375 sq.ft.)
- Self-contained site extending to 0.55 HA (1.40 Acres)
- Entire zoned Town Centre.
- Good location on the edge of Rathangan.
- Good frontage onto New Street (R414).
- Substantial Parking to the front of the Office Premises.



Lavelle Commercial Property

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FURTHER INFORMATION & VIEWING

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LOCATION

The property is located on the north side of New Street (R414), approx. 300 metres east of its junction with Market Street, on the edge of Rathangan Town Centre.

The surrounding area is predominantly Town/Village Centre in nature providing a mix of commercial, institutional and residential uses.

Nearby occupiers on New Street include Rathangan Credit Union, Rathangan Medical Centre, Ryan's Pharmacy, Londis, RC Church and Rathangan Primary School.

Eircode: R51 KD45

Travel Times:

Destination	Drive Time
Naas	30 minutes
Newbridge	20 minutes
M7 Motorway (Exit 14)	20 minutes
Dublin (Red Cow)	50 minutes
Maynooth (Exit 7 M4)	40 minutes

(Source: Google Maps – Normal Traffic)



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PROPERTY DESCRIPTION

The property briefly comprises a detached two storey listed former convent building to the front extending to 800 sq. m. (8,611 sq. ft.) together with a detached industrial unit extending to 870.64 sq. m. (9,372 sq. ft.) to the rear. The entire is on a self-contained site extending to 0.57 hectares (1.40 acres).

The former convent building provides various office accommodation and staff facilities on the ground floor together with first floor currently in basic shell & core condition but were former bedrooms.

The industrial unit comprises two storey offices to the front together with rear warehouse space in two sections. The rear warehouse space benefits from an overhead gantry crane, 3 phase power and 5 metre & 6.5 metre eaves height.

Accommodation: (Gross External Area)

Building	Size Sq. M	Sq. Ft.
Former Convent Building (2 Floors)	800	8,611
Detached Industrial Unit	871	9,375
Total:	1,671	17,986

Zoning

The entire is zoned Objective A: "Town Centre" within the Kildare County Development Plan 2023-2029.

Services

Main Services, 3 Phase Power and Oil Fired Central Heating.

Title

Long Leasehold Title

Price

€1,700,000 (excl. vat)

Viewing

Strictly by appointment only.

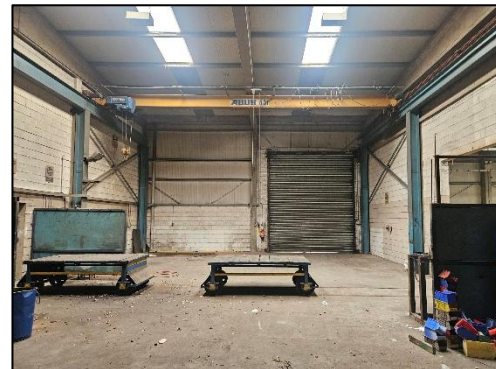
Commercial Rates

€15,358.32 per annum.

BER – Industrial Unit

BER Rating: G

BER No: 801143579



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