FOR SALE

By Private Treaty

DETACHED INDUSTRIAL UNIT

Block 4, Link Business Park
Kilcullen, Co. Kildare



KEY BENEFITS:

- **Detached Industrial Unit fitted out as former showrooms in excellent condition.**
- **Close to Kilcullen Town Centre & M9 Motorway.**
- **Entire - 582 sqm. (6,270 sq.ft.).**
- **Suit a number of uses.**
- **Ready for immediate occupation.**
- **Eaves height of c. 7 metres.**

LAVELLE
Commercial Property

Lavelle Commercial Property
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FURTHER INFORMATION & VIEWING

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Location

Link Business Park 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. Adjoining occupiers within the Business Park include Dunleas of Kilcullen, Lift Boy, Ecokem and Animals First Veterinary Hospital.

Property

The property comprises a detached standalone industrial unit with a shared storage yard to the rear and common circulation and parking area to the front. Internally, the unit previously provided an open plan showroom area with office/kitchenette, toilets, trade counter area and parts area to the front and warehouse space to the rear with retail showroom on the first floor mezzanine.

SOLD

Externally, there is car parking spaces to the front and loading/unloading facilities provided to the front and side of the unit, with an electric roller shutter door accessing the warehouse space.

Description	sq.m.	sq.ft
Ground	371.98	4,004
First – Mezzanine	210.50	2,266
Total	**582.48**	**6,270**

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

Commercial Rates for 2025

Approx. €3,565 per annum

Service Charge

€1,414 Per annum

Services

All main services are connected or available to the property to include mains drainage, mains water, ESB and Gas Fired Central Heating system.

Title

We have been informed that the property is freehold.

BER

BER Rating: C1
BER No: 801092172

Price - SOLD

€500,000 (excl. VAT)

Viewing

Strictly by appointment only.





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