

To Let

Industrial Unit



Block 7 Unit B, Link Business Park, Kilcullen, Co. Kildare

- Mid Terrace Industrial Unit
- Extends 70.7 sq.m (761 sq.ft)
- Roller Shutter Door
- Suits variety of uses

Accommodation

Description	Sqm / Sqft
Warehouse	70.7 / 761
Total	70.7 sqm (761 sqft)



Rates & Services

Rateable Valuation	Annual Service Charge	BER
€7,260	On Application	On Application



Quoting Rent

On Application

Viewing

By appointment only

Location

Kilcullen is an expanding town situated on the M9 national transportation corridor. Situated some 30km from Dublin city centre and some 8km from Naas, the town has experienced substantial growth in recent years with a number of both residential and commercial developments having been completed. Kilcullen is a commuter town to Dublin City and with the continued upgrading of the M7/M9 Motorway access to Dublin City, Cork Limerick and the national motorway network has enhanced the appeal of the location for business. The town is well serviced by all amenities and by public transport with frequent bus services to Dublin City and other national cities along with connections to Newbridge Railway Station. The Link Business Park is located on the Naas Road in Kilcullen within minutes of the town centre. The development was constructed in the early 2000's and current occupiers include Ecolkem, World of Catering and Animals First Veterinary Hospital. The development was acquired by new owners in late 2016.

Description

The subject property comprises a mid terrace industrial unit extending to 70.4 sq m (761 sq ft). The property is constructed of concrete block with a steel portal frame construction incorporating profiled metal cladding with 10% Perspex roof lighting. A full height roller shutter door will be installed to the front of the unit. The property suits a variety of uses.

For further information contact:

Darac O'Neill

☎ 045 856 604
☎ 087 965 6063
✉ darac@oneilandco.ie

Stephen Keeler

☎ 045 856 604
☎ 085 717 1593
✉ stephen@oneilandco.ie

Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. 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 properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. License No:001224 Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland.

 **O'Neill & Co.**
CHARTERED SURVEYORS
& AUCTIONEERS LTD