



**Unit 1
Clane Business Park
Kilcock Road
Clane
Co. Kildare
W91 E683**

- **Prime Industrial Unit extending to 646 sq. m. (6,954 sq. ft).**
- **Including office space extending 148 sq. m. (1,589 sq. ft.)**
- **Prominently positioned in the business park.**

O'Neill & Co.

Chartered Surveyors & Auctioneers Ltd.

Trident House
Dublin Road
Naas
Co. Kildare



+353 (0)45 856 604



www.onellandco.ie

Contact



Darac O'Neill



087 965 6063

darac@onellandco.ie

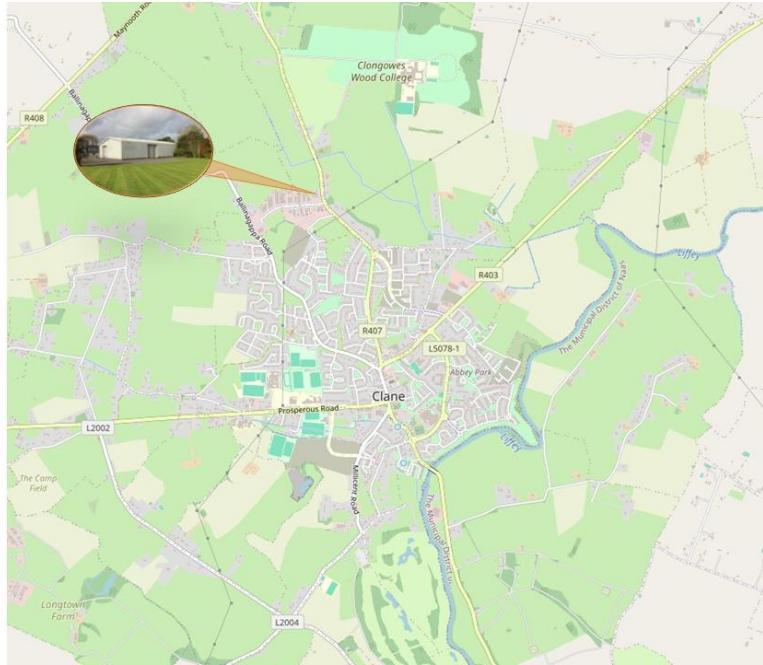


John Newcombe



087 384 8527

john@onellandco.ie



Location

- Clane is a thriving town located c. 35 km from Dublin, 14km from Maynooth and some 9km from Naas.
- Clane is well positioned being centrally located between Naas (M7 Motorway) and Kilcock (M4 Motorway).
- The business park was developed over the last two decades and comprises of both small medium and large-scale commercial/industrial units with a number of local and national businesses operating from within the park.



Description

- Industrial unit extending 646 sqm (6,954 sq. ft).
- The property is arranged as warehouse and offices at ground floor level along with office/storage at part first floor.
- Benefits from 7m eves height, high output lighting, gas fired central heating and 3 phase power supply.
- Ample occupier and visitor car parking.

Quoting Price

On Application

Ratable Valuation

€30,100



DISCLAIMER

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to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. Applicants are advised to make an appointment through us before viewing. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. Any reasonable offer will be submitted to the owner for consideration. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. © O'Neill and Co. Ltd. 2024. PSRA Licence No: 001224