

Detached Industrial Facility To Let



**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.**

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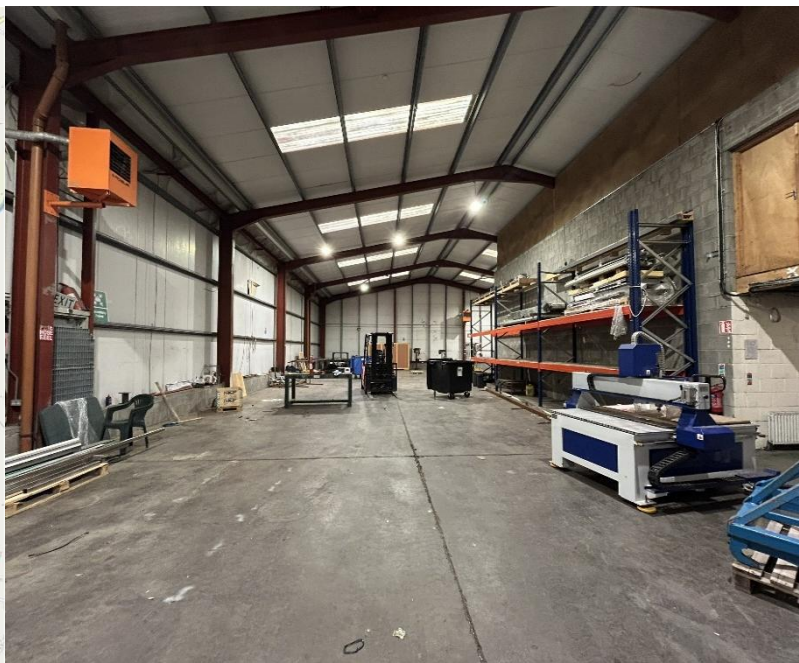
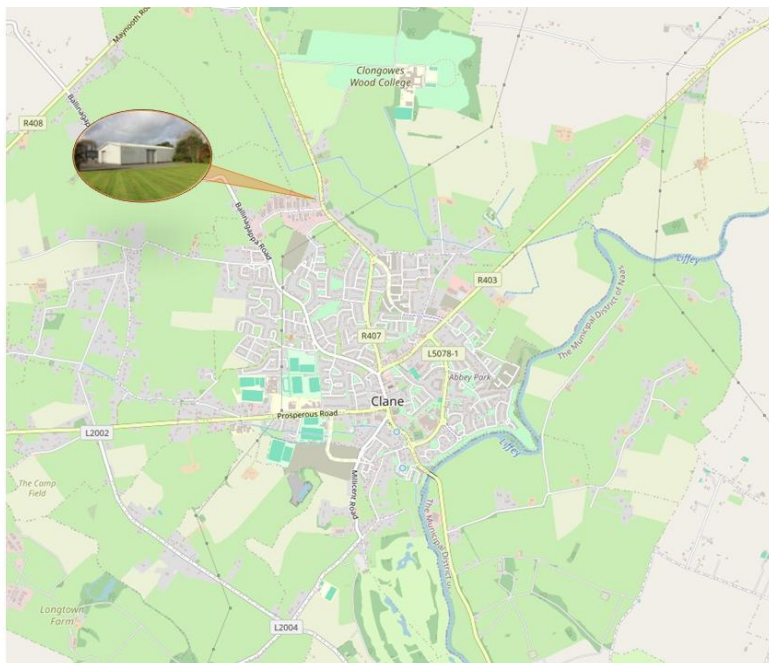
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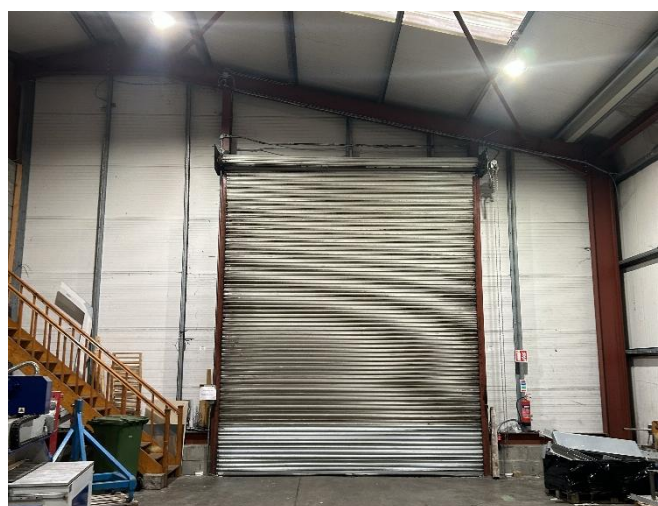


Location

- 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 eaves 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



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