

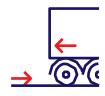


Building 3
Lullymore Industrial Estate
Lullymore
Co. Kildare
W91 VP78

To Let



1,124 sq.m (12,100 sq.ft)



Roller Shutter Door



Three Phase Power

INDUSTRIAL UNIT

PROPERTY FEATURES

- Warehouse / Factory Facility with Extensive Yard
- Extends 12,100 sq. ft (1,124 sq. m)
- Secure Location
- 10.5m. Eaves Height
- External CCTV / 24/7 Security

BER

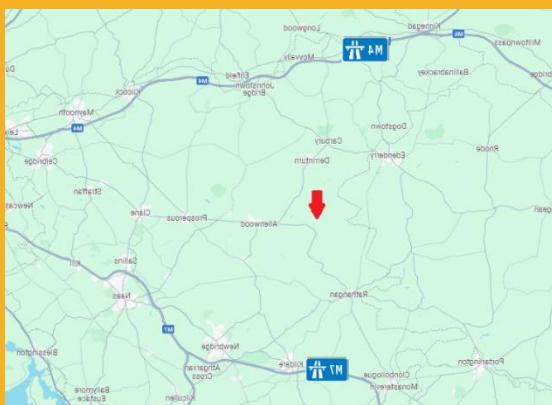


DESCRIPTION

The subject property comprises an industrial unit with secure concrete yard, previously used as part of the Bord na Mona briquette manufacturing facility. The large open plan warehouse extends to a total of 12,100 sq. ft (1,124 sq. m), and benefits from eaves height of 10.37m at the high point and 7m at the low point. Construction is of reinforced concrete at base and wall level, with a steel portal frame, incorporating profiled metal cladding with approx. 10% Perspex roof lighting. The building is accessed via three electric roller shutter doors and three phase power is also provided. The secure site has External CCTV, 24/7 Security and Internal Fire & Intruder Alarms.

LOCATION

Lullymore is a village located on the western edge of Co. Kildare next to the border with Co. Offaly. The property is located off the R403, approximately 4.5km south of Derrinturn and 5.5 km north east of Allenwood, close to the Monaghan Mushrooms facility. This secure location is approximately 15km from the M4 motorway at Enfield and 20km from the M7 at Newbridge providing access to Dublin City 60km away.



RATES & LEASE TERMS

Rates	Lease Terms
€3,810	4 Years 9 Mths min.

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