

FOR SALE / TO LET



BLOCK 3, LINK BUSINESS PARK, KILCULLEN, CO. KILDARE

Lisney
COMMERCIAL REAL ESTATE



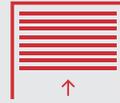
Detached industrial unit offering approx. 1,229 sq.m of warehouse and office accommodation.



Newly refurbished to a high specification.



Located in a prominent position within The Link Business Park.



Loading access via 2 no. roller shutter doors.



Clear internal height from 6.6 metres.



9 Privately owned Parking Spaces.



Office/ ancillary accommodation extending to approx. 131 sqm.



Location

- Situated within the Link Business Park, on the western side of the R448 , approximately 1.9km north of Kilcullen town centre, 8.2km south-east of Newbridge, 11.9km south of Naas town and 45km south-west of Dublin city centre.
- Other occupiers within the park include Kildare Bathroom Company, Bretzel Bakery, Heritage Bathrooms, RES Renewable Energy Systems and Animals First Veterinary Hospital.
- Kilcullen offers a small variety of retail opportunities with a wider selection of retailing and amenity options available in nearby Naas.
- Approx. 2.5km to the M9 motorway



Description

- Comprises a refurbished detached industrial building
- Steel portal frame construction, with infill concrete block walls to 2.5m, under a double skin pitched metal deck roof incorporating translucent roof lights.
- Warehouse features a sealed concrete floor and accessed by 2 grade level roller shutter doors.
- Clear internal height of 6.6 metres.
- Property has the benefit of 9 car parking spaces together with communal overflow parking.
- Private secure gated yard to the rear.

Refurbishment Works

- Full re-wire of electrics
- New fire alarm system & additional fire exit doors
- Installation of LED lighting throughout
- New Kitchen / Canteen, toilet & office facilities
- Installation of solar panels to produce approx. 12,000 kWh per year
- Installation of CCTV, alarm system & fibre broadband
- Property has recent Fire Cert, Planning Cert, Build Reg's Cert, Fire Alarm Cert & Electrical Cert.

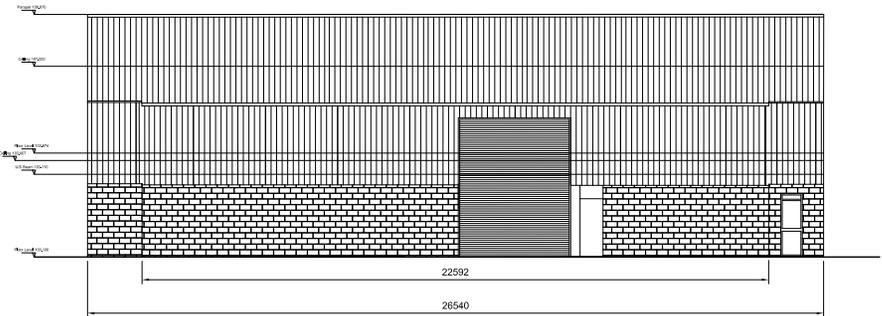
DESCRIPTION	SQ.M	SQ.FT
Warehouse Space	1,098	11,820
Office/ Ancillary Space	101	1,087
Canteen/ Toilets	30	323
Total	1,229	13,230

Intending tenants are specifically advised to verify all information, including floor areas.

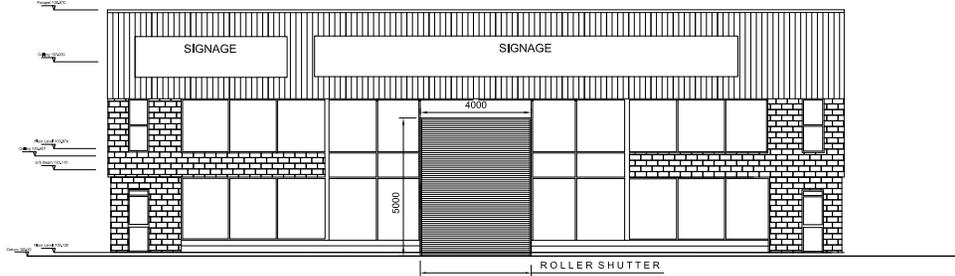




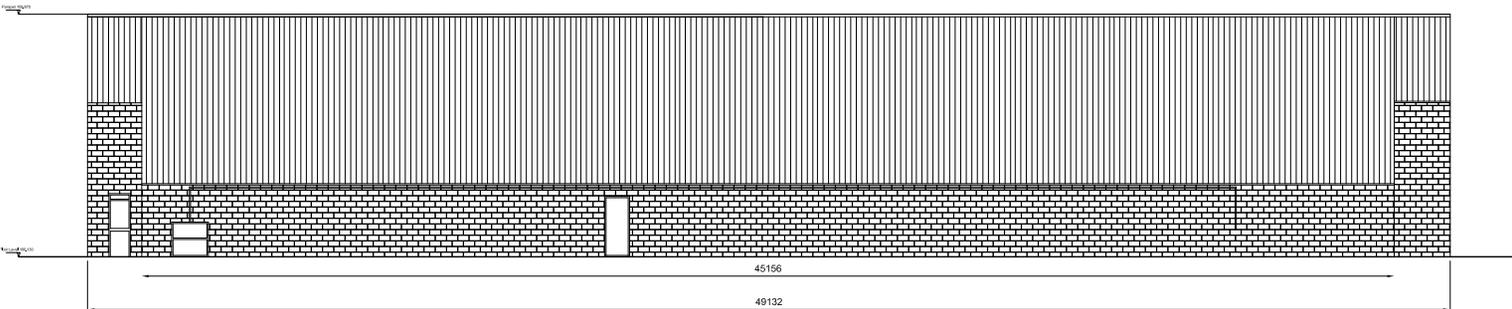
Elevations



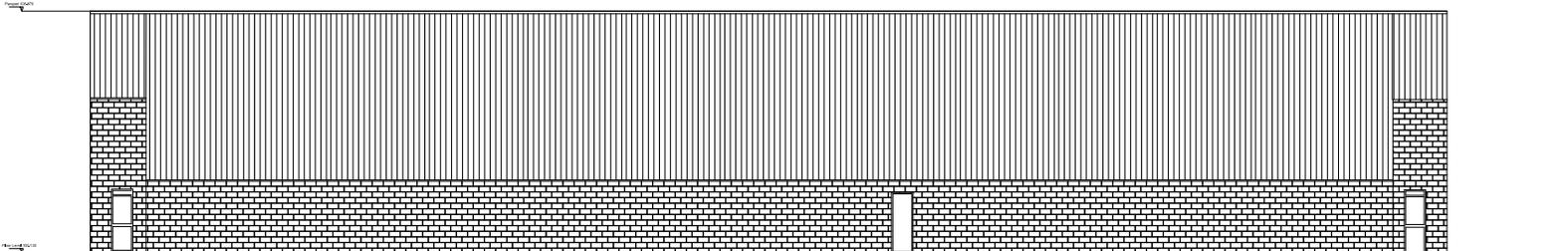
NORTH WEST ELEVATION - 1:100



SOUTH EAST ELEVATION - 1:100



NORTH EAST ELEVATION - 1:100



SOUTH WEST ELEVATION - 1:100

Services

We understand that all mains' services including three-phase power are provided and connected to the property.

Terms

On application

Rates

€11,262 (Based on Kildare CC 2026 ARV)

Service Charge

On application

BER

BER A3

Further Information & Viewing

Viewing is strictly by arranged appointment only with sole agents Lisney.



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.