



Unit 3 Portview

Knockenrahan Industrial Estate, Arklow, Y14 AC95

End of Terrace Industrial Unit

Vacant Possession

**Auction Date 17th
September**

2,330 sq ft
(216.46 sq m)

- Industrial Unit
- c. 2,330 sq. ft. + Mezz.
- Strategic Location
- Electric Roller Shutters

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Summary

Available Size	2,330 sq ft
Car Parking	Ample Car Parking
BER Rating	C2

Description

Please See QR Code Below to access Online Auction

3 Portview Knockenrahan Industrial Estate comprises an end of terrace, single-storey unit spanning c. 2,330 sq. ft. There is an additional mezzanine level extending c. 431 sq. ft. provides two further rooms together with an emergency fire exit.

The property is of concrete frame construction beneath a double-skin insulated metal deck roof.

To the rear, there is a covered walkway and all windows and doors are fitted with electrically operated security roller shutters.

Internally, the accommodation is predominantly open plan in layout, incorporating a number of cellular offices, a large kitchen, and male and female toilet facilities, including a shower and disabled WC.

The unit is finished with a combination of carpet and vinyl flooring, suspended acoustic tile ceilings, and recessed LED lighting.

Location

The property is strategically located approximately 1.5km from Arklow Main Street and 3km from the M11 providing excellent accessibility and connectivity to Dublin, the southeast region and the wider national road network.

Arklow is a well-established commercial centre with a range of retail, banking, hospitality and professional services amenities. The town also benefits from rail services connecting to Dublin and Rosslare.

Arklow is one of County Wicklow's principal employment centres and has experienced sustained commercial and residential growth in recent years, benefiting from its strategic position along the Dublin–Rosslare economic corridor.

Accommodation

The accommodation comprises the following areas:

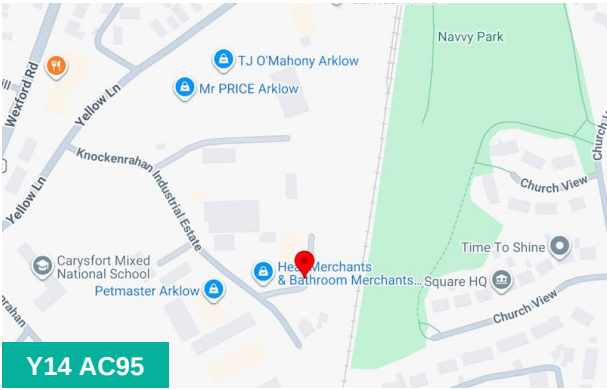
Description	sq ft	sq m	Availability
Industrial Unit	2,330	216.46	Available
Mezzanine	431	40.04	Available

Viewings

Viewing by Appointment Only – Open Viewing on Friday 21st August 2:00pm - 2:30pm. Please contact Quinn Agnew if you wish to attend.

Auction Date

Online Auction via Offr on Thursday 17th September at 12:00pm noon.



Viewing & Further Information



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