

FORMER EIR FACILITY HEBRON ROAD KILKENNY R95 EP40

**FOR SALE** 

MODERN OFFICE & STORES FACILITY WITH EXTENSIVE YARD SPACE

APPROX. 812 SQ M (8,743 SQ FT)

# SUBJECT SITE **STORES AREA TO BE RETAINED** AREA TO BE **Approx Size** Area 0 1.66 Acre 0.3 Acre 8 0.2 Acre

## **HEBRON INDUSTRIAL ESTATE**

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#### **SUMMARY**

- Modern office and stores facility extending to approx. 812 sq m
  (8,743 sq ft) on a site of approx. 1.66 acres
- Offices are well maintained throughout with the stores benefitting from roller shutter access
- Convenient access to the N7 / N10 roundabout which connects to the M9 and further regional roads and commercial hubs

### **DESCRIPTION**

#### Offices:

- Well maintained two storey offices
- Finishes to general offices includes suspended ceilings and lighting, painted and plastered walls as well as vinyl flooring
- Fully fitted toilet and showering facilities
- Fully fitted canteen area

#### **Stores:**

- Modern stores facility of concrete frame construction incorporating translucent roof panels
- Concrete finished floors
- 1 no. ground level roller shutter door
- Extensive site area of approx. 1.66 acres

# SCHEDULE OF ACCOMMODATION

	sq m	sq ft
Offices	501.32	5,396
Stores	310.95	3,347
Total	812.77	8,743

Areas 2 and 3 are to be accessed via Area 1 (Subject site) for 3rd party use.



# **LOCATION**

Hebron Industrial Estate, Kilkenny presents a compelling business location, boasting a thriving economy supported by a skilled workforce and a strategic location within Ireland. Kilkenny's accessibility to major urban centres like Dublin and Cork, coupled with a lower cost of living and a strong sense of community, makes it attractive for both startups and established companies.

The availability of key infrastructure, including robust broadband connectivity and well-maintained transport links, further enhances its appeal. Furthermore, Kilkenny is actively fostering a pro-business environment through local government initiatives and support programs, encouraging innovation and sustainable growth across various sectors.

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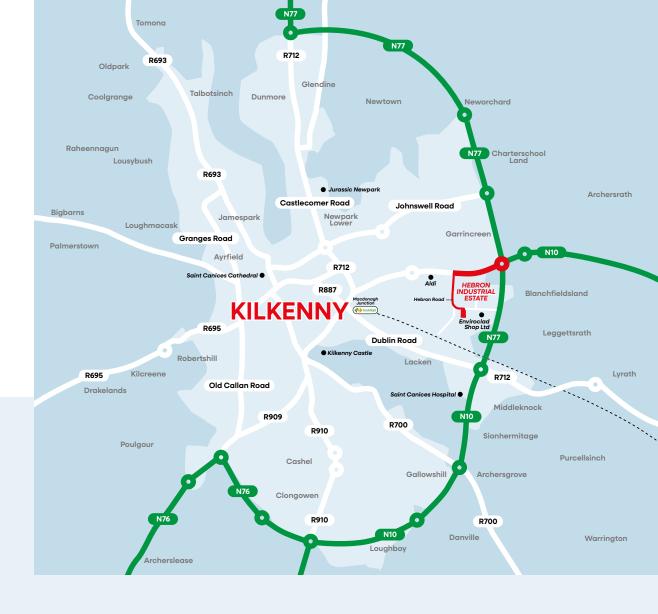
# **INSPECTIONS**

**PRICE** 

All inspections are strictly by appointment through the sole agent, Savills.

On Application.

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