

To Let

Unit 6

Cill Dara Industrial Estate

Newbridge

Co. Kildare

CUSHMAN &
WAKEFIELD



Mid Terrace L Shaped Warehouse Extending to Approx 1,983 sq. m. (21,343 sq ft) over ground and first floor

Property Highlights

- Mid Terrace Warehouse Unit of approximately 1,983 sq m (21,343 sq ft)
- Floor to ceiling height ranging from 2.66m – 2.85m
- Dual access from each side of the property
- Approximately 10 car spaces available
- Located to the front of Cill Dara Industrial Estate and directly opposite Newbridge Retail Park
- Available immediately To Let

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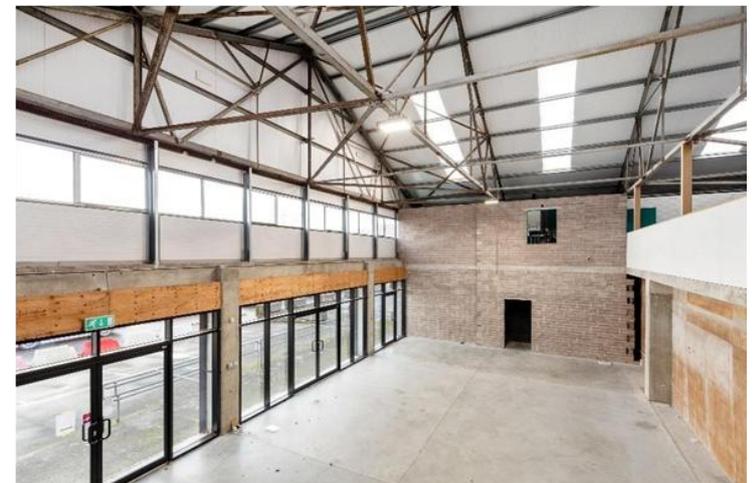


Location

- Cill Dara Industrial Estate is located on the southern outskirts of Newbridge, County Kildare, approximately 2km from the town centre.
- Access to the estate is off the Athgarvan Road. The subject property is located to the front of the Cill Dara Industrial Estate and forms part of a mixed-use commercial block which is located directly opposite the Newbridge Retail Park.
- Newbridge Shopping Centre, the Courtyard Shopping Centre and Whitewater Shopping Centre are centrally located and are adjacent to the subject property and estate.
- Neighbouring occupiers include Screwfix, Fabric Outlet, Michael Murphy Furniture Outlet, Crown Decorating Centre, An Post, Aldi, Lidl, Dunnes Stores, Supervalu and Home Store & More.

Description

- warehouse of approximately 1,983 sq m (21,343 sq ft) over ground and first floor with a small storage area on the second floor.
- Concrete frame construction with a metal deck roof (incorporating translucent panels) over.
- Floor to ceiling height ranging from 2.66m – 2.85m.
- Access to the unit is via pedestrian entrances on both sides of the building.
- Approximately 10 car spaces to the front and side of the building.
- Shell and core condition throughout.



Accommodation Schedule

Description	Size (sq m)	Size (sq ft)
Ground Floor	1,012.70	10,901
First Floor	862.70	9,286
Second Floor	107.40	1,156
Total	1,982.80	21,343

Commercial Rates

To be confirmed.

Service Charge / Insurance

To be confirmed.

Services

We have assumed that all services, including electrical, water and drainage are available to the property.

Quoting Rent

Quoting rent - €150,000 (exclusive of VAT)

Viewings

Viewing strictly by appointment with joint agents Cushman & Wakefield and Falcondale Properties Ltd.

Cushman & Wakefield Falcondale Properties Ltd

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BER Details

BER Rating: TBC BER

Number:

Energy Performance Indicator:

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