

FOR SALE / TO LET | WITH VACANT POSSESSION

HQ

OFFICE BUILDING

RING ROAD | KILKENNY | R95 E866



BER C2



HQ

OFFICE BUILDING

RING ROAD | KILKENNY | R95 E866



Well located suburban
Headquarters



High-end fit-out



High-profile
neighbouring occupiers



Open plan & Cellular
office fit-out



2,160 sq m
(23,250 sq ft)

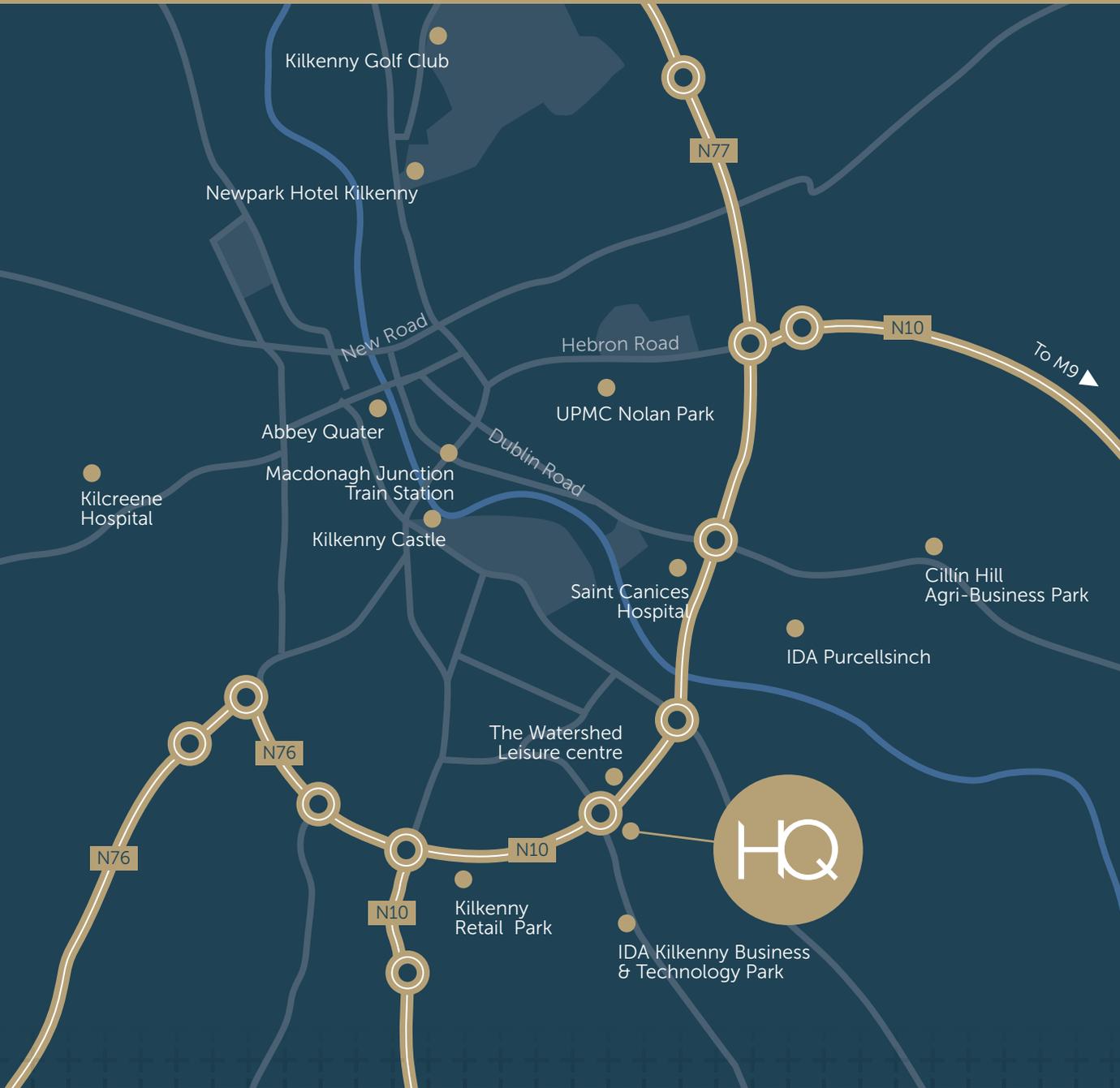


88 no. surface car
parking spaces



1.33 ha / 3.29 acres





KILKENNY OVERVIEW

Kilkenny City is the commercial and administrative centre of the South-East region accessible off the M9 motorway, within a 90-minute drive of Dublin City. The City is the base for several national and multi-national employers with convenient transport links, short commutes, providing a vibrant community for businesses and residents alike

Conveniently located adjacent to the N10 Ring Road, there are a large number of amenities in the immediate vicinity including Kilkenny Retail Park, Loughboy Shopping Centre, The Watershed Sports & Leisure Centre etc. The subject property is serviced by Kilkenny Bus Service route KK1, providing a direct connection to MacDonagh Junction Shopping Centre & Train Station.

Notable occupiers within the adjoining IDA Business Park include:

 STATE STREET

 Bank of Ireland

 Abbott

 taxback



90 minutes to Dublin City & Dublin Airport



Close proximity to St. Lukes General Hospital



Kilkenny Castle & Park



Close proximity to Kilkenny Train Station



DESCRIPTION

Designed and constructed to a high specification as a corporate headquarters.

Laid out to accommodate 95 no. desk spaces comprising 71 no. open plan / shared office spaces and 24 no. private offices.

There are 9 separate meeting rooms with capacities ranging from 4 to 80 people.

Several breakout spaces and phone booths throughout.

Full-service kitchen and staff canteen provided

High quality internal finishes including air-conditioning, passenger lift, LED lighting, etc.

The 1.33 ha (3.29 acre) site is zoned 'Industrial/Technology Park'.

A total of 88 no. surface car parking spaces with 6 no. EV charging points.



ACCOMMODATION

Floor	Sq m GIA	Sq ft GIA
Ground	1,108	11,926
First	1,052	11,324
Total	2,160	23,250



FEASIBILITY STUDY

An indicative feasibility study undertaken in 2024 indicates the potential for a four-storey extension comprising an additional 7,800 sq m (c. 84,000 sq ft) of office space - subject to planning consent.

The property offers redevelopment potential for uses such as hospitality, medical, education, training centre, subject to planning consent.

HQ

FLOOR PLANS



2,160 sq m
(23,250 sq ft)

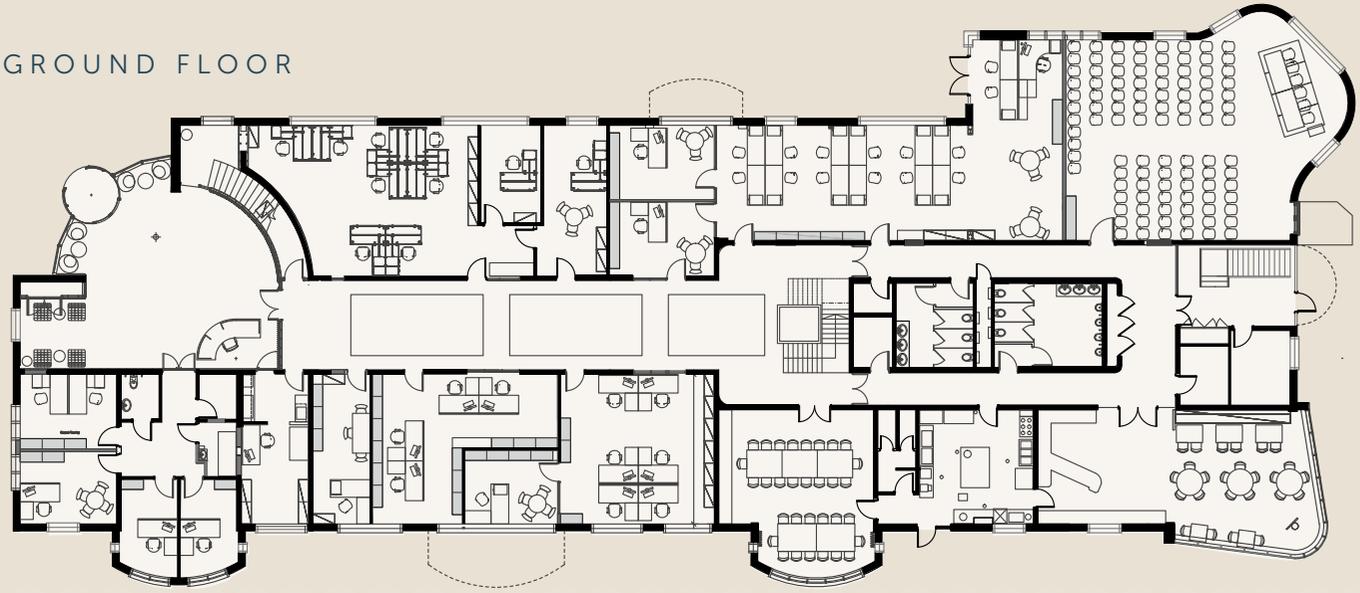


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1.33 ha / 3.29 acres

GROUND FLOOR



FIRST FLOOR



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RING ROAD | KILKENNY | R95 E866

TITLE

Held freehold under Folio
KK16500F

VIEWINGS

Strictly by prior appointment
through joint agents, Bannon
and FitzGerald Auctioneers.

JOINTS AGENTS



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