

F14 NETWORK ENTERPRISE PARK

KILCOOLE | CO WICKLOW | A63 Y429

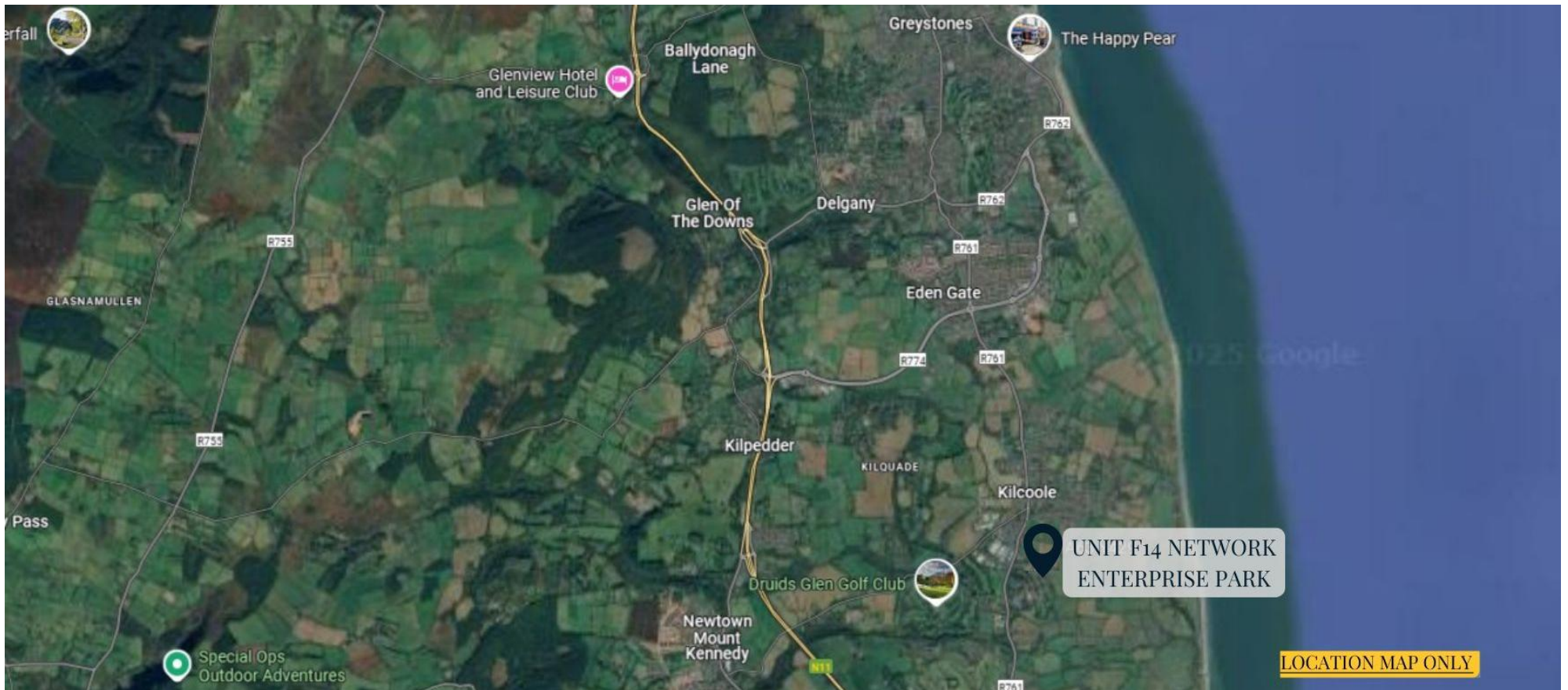


LOCATION

Network Enterprise Park is situated in Kilcoole which is only 10 minutes south of Bray and a short drive to the N11/M50.

Network Enterprise Park was constructed in 2006 to a high level of industrial design and finish. This development comprises of 44 high quality light industrial units and 8 modern office suites, covering circa 16,500 sq. mts all within a secure landscaped surrounding. Kilcoole is within easy reach of Dublin City and key transport links such as the link road to the N11/M50.

Kilcoole offers direct passage from South Dublin to Rosslare. It is conveniently location for port access at Wicklow and Arklow.



DESCRIPTION

Unit F14 is in good condition throughout and comprises of a two-storey commercial building extending to in total c. 192 square metres/ 2,066 square feet, laid out in Warehouse, Hall & Toilets on the ground with accessed via electric roller shutter 3.07m x 4.5m high.

The first floor is laid out in three modern offices, canteen and corridor with separate access.





ACCOMMODATION

Ground Floor:

Warehouse/ Hall/ Toilets c. 115 Square Metres/ 1,238 Square Feet.

First Floor:

Hall, Three Offices & Canteen c. 77 Square Metres/ 818 Square Feet.





FEATURES

- Metallic Silver Wall Panels
- Three phase power
- Alarm & Fire Alarm
- Intercom keypad at entrance door
- Power Floated Ground Floor Slab
- Solid Block concrete internal wall
- Eaves height circa 7.2m "Max"
- Insulated roof system
- Low maintenance exterior finish
- Colour coded powder coated double glazed aluminium windows and doors.
- Excellent design and layout
- Designated car parking and visitor car parking



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
€349,000

BER: (801081738)

BER D1

AGENT:

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