

# FOR SALE/TO LET

# €POA



## **BER A2** KELLS BUSINESS PARK

EXT TO C . 11,000 SQFT / 1,022QM

NEW A2 RATED WAREHOUSE UNIT

ESTABLISHED 80 ACRE BUSINESS PARK

AMPLE PARKING

ADJACENT TO M3 MOTORWAY

EXCELLENT TRANSPORT LINKS

THREE PHASE ELECTRICITY & HIGH SPEED BROADBAND

ALL MAINS SERVICES AVAILABLE

**AGENT: HUGH MORRIS**  
**TEL: 087 9121515**

**HUGH MORRIS**  
**ALLIANCE AUCTIONEERS**





## PROPERTY

THIS NEW A2 RATED UNIT EXTENDS TO APPROX.  
11 000 SQFT / 1022SQM

THE BUILDING IS A NEW BUILD FACILITY IDEAL FOR  
WAREHOUSE/STORAGE UNIT WITH AMPLE PARK-  
ING AND SECURE FENCING.

### FEATURES:

EXT TO C . 11 000 SQFT/1022SQM LARGE COR-  
NER SITE ESTABLISHED 80 ACRE BUSINESS PARK  
AMPLE PARKING FOR STAFF & CLIENTS ADJACENT  
TO M3 MOTORWAY EXCELLENT TRANSPORT LINKS  
THREE PHASE ELECTRICITY & HIGH SPEED BROAD-  
BAND ALL MAINS SERVICES AVAILABLE

## LOCATION

KELLS BUSINESS PARK—AN ESTABLISHED  
BUSINESS PARK SERVICING COMPANIES FROM  
START-UPS TO MULTINATIONALS SUCH AS  
OWENS & MINOR, DESIGNER GROUP, THE  
HEALTH SERVICE EXECUTIVE, VIRGINIA  
LOGISTICS, MDI MEDICAL, AN POST,  
BUS EIREANN AND SKYWAY.

THIS IS A FULLY SERVICED 80 ACRE BUSINESS  
PARK LOCATED ON THE CAVAN ROAD (R147  
DUBLIN CAVAN REGIONAL ROUTE) AND IS  
WITHIN EASY ACCESS TO M3 MOTORWAY.

### VIEWING:

STRICTLY BY APPOINTMENT WITH HUGH  
MORRIS ALLIANCE AUCTIONEERS



## NEGOTIATOR DETAILS:

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**HUGH MORRIS**  
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