

**CRÈCHE OPPORTUNITY  
FOR SALE BY PRIVATE TREATY**



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## **PURPOSE BUILT CRÈCHE FACILITY, SOUTH GREEN, KILDARE**



Map for identification purpose only (not to scale).

### **HIGHLIGHTS**



Located within a new residential development



Dedicated secure external play area



Purpose-built childcare facility with well-configured internal accommodation.



On-site designated car parking



Strong surrounding residential and family catchment

Suitable for early years education

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# PURPOSE BUILT CRÈCHE FACILITY

## SOUTH GREEN, KILDARE.



### LOCATION

The crèche is located within South Green, at Oak Church Way, Kildare Town, Co. Kildare, a well-established residential area characterised by a strong family-oriented demographic and sustained demand for childcare services.

The area has proven highly popular with families, benefiting from close proximity to local schools, parks, retail amenities, and community facilities. The surrounding residential environment provides a strong and established catchment, supporting long-term occupational demand for childcare use.

A range of primary and secondary schools are located nearby, offering an excellent choice of educational facilities within the

wider Kildare Town area. The crèche is located within South Green, Kildare, a well-established residential area characterised by a strong family-oriented demographic and sustained demand for childcare services.

The area has proven highly popular with families, benefiting from close proximity to a range of local amenities including Round Towers GAA Club, Kildare Village, local parks, and community facilities. The surrounding residential environment provides a strong and established catchment, supporting long-term occupational demand for childcare use.

Located in a fast-growing town with many new houses.

### DESCRIPTION

The property comprises a two-storey purpose-built childcare facility. The building is arranged to provide modern, practical accommodation suitable for early year's education, together with a dedicated external play area and associated car parking.

The layout has been designed to meet childcare operational requirements and offers flexibility for occupiers.

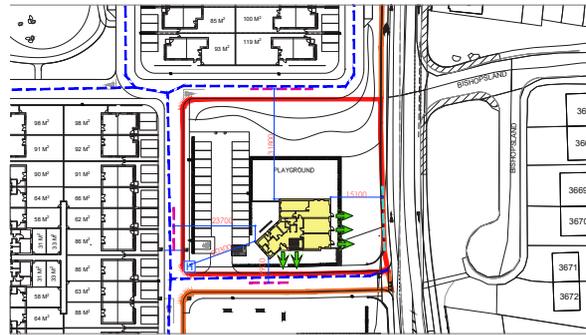
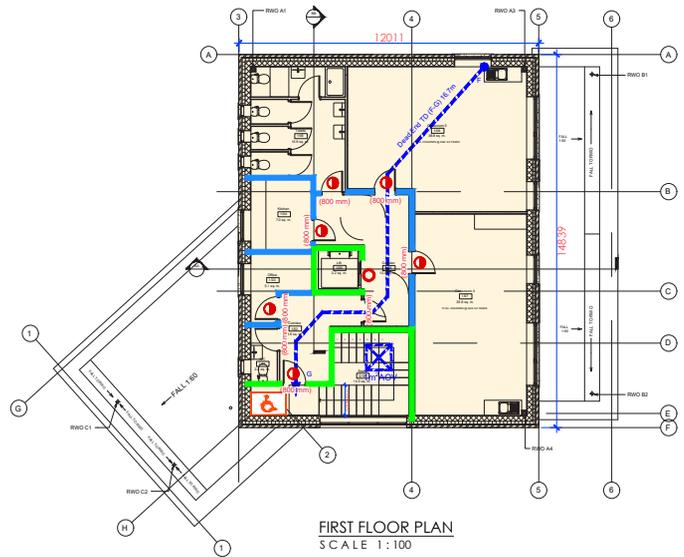
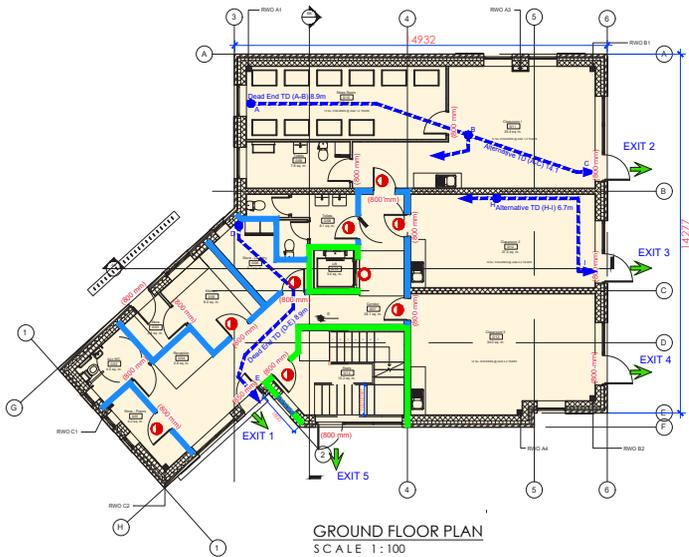
### TRANSPORT AND ACCESSIBILITY

Kildare Town benefits from excellent transport connectivity, including road and rail links serving the wider commuter belt. The area enjoys convenient access to the M7 Motorway, providing direct connectivity to Dublin and the south-west.

Kildare Train Station offers regular commuter services, making the location particularly attractive to working families.

# PURPOSE BUILT CRÈCHE FACILITY

## SOUTH GREEN, KILDARE.



### ACCOMMODATION

The property extends to a purpose-built childcare facility arranged to provide:

- Playrooms
- Staff facilities
- Kitchen and food preparation areas
- WC facilities
- Storage,
- Circulation space
- Secure external play area
- On-site car parking.

Further accommodation details are available on request.

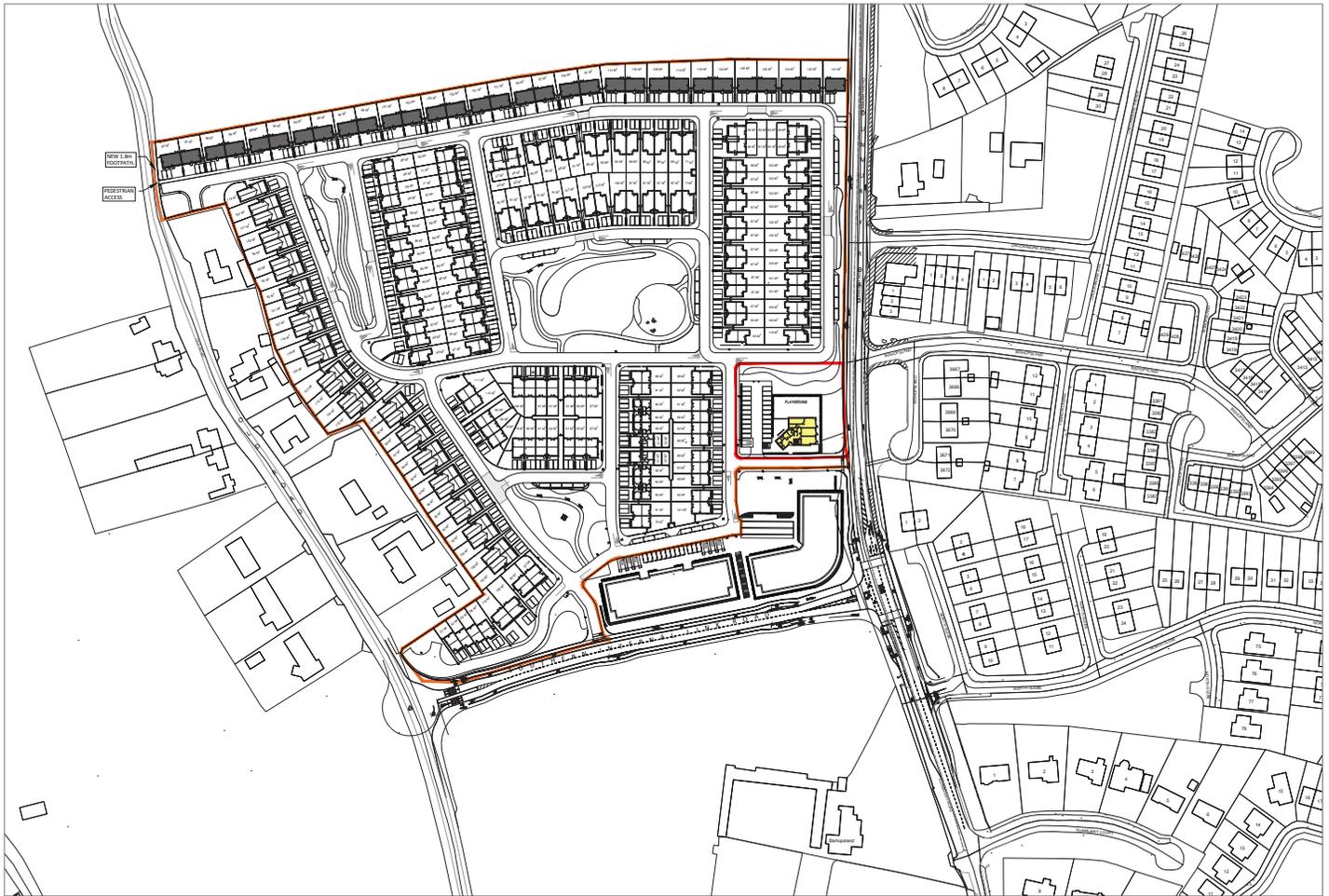
### PROPOSED SCHEDULE OF AREAS

Ground Floor – 227 m<sup>2</sup>  
First Floor – 153 m<sup>2</sup>  
Total – approximately 380 m<sup>2</sup>

*Areas provided for guidance only and subject to verification.*

### DEMOGRAPHIC PROFILE

- 2022 population of 10,302
- Population growth of approximately 19.3% between 2016 and 2022
- Numerical increase of 1,668 people over that period
- Growth rate above county and national averages
- Young population profile with an average age of approximately 35 years
- Strong concentration of young families and children in the catchment area
- Significant recent housing delivery supporting continued population growth
- Functions as a key commuter town within the Dublin commuter belt while also serving as an important service centre for the wider Kildare area



**ENERGY RATING** *(provisional)*

**BER** A3

**TITLE**

We understand that the property is being sold with Freehold Title.

**TERMS**

For sale by private treaty.

**VIEWING**

Strictly by prior appointment with the selling agent.

**PRICE**

On application.

**CONTACT**

For further information, please contact:

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