



Unit 20 Newtown Business & Enterprise Centre, Newtownmountkennedy, A63 T268

TO LET

BER D2



297 sq m



1 No. Level Access Door



Convenient Access to Rosslare Europort via M11 Motorway

Modern, Corner of Block Industrial & Office Unit in a Popular North Wicklow Trading Location



LOCATION HIGHLIGHTS

- Newtown Business & Enterprise Centre is located just off the R772, in close proximity to Junction 12 on the N11 (Newtownmountkennedy North).
- The location is just 4 minutes' drive time from the N11 and approx. 15 minutes' drive time to the M50 Motorway at Junction 17.
- Rosslare Europort, which is subject to substantial Government capital investment over the coming years, is accessible within 90 minutes along the M11.
- Occupiers in the vicinity include Clarke Energy, Tapflo Ireland, Enigma Design, RSA CVRT & Wicklow Wolf Brewery.

PROPERTY FEATURES

General

- 3 phase power supply.
- 5 designated car parking spaces, additional visitor spaces nearby.
- Landscaped, managed development of 52 units in total.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake their own investigation into the working order of these items.

PROPERTY FEATURES CONTINUED

Light Industrial

- Corner of block, industrial & office unit.
- 1 No. level access door.
- 6.2 m internal eaves height.
- Concrete portal frame constructions with pre-cast concrete walls to full height.
- Structural mezzanine accommodation provides additional storage at first floor level.
- Profile cladding to front elevation, incorporating architectural wall panels.

Offices & Staff Facilities

- The ground floor office is set out in an open-plan configuration.
- Office finishes briefly comprise of newly painted walls, new composite floor coverings, suspended ceilings incorporating recessed LED light fittings, tea station and 2 No. WCs.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Light Industrial	151
Ground Floor Offices & Staff Facilities	51
Structural Mezzanine	95
TOTAL	297

Intending Tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

BER

BER: D2
BER No. 801145814
Energy Performance Indicator: 268 kWh/m²/yr

LEASE & ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES	MINS
N11 / M11 (Junction 12)	4
M50 (Junction 17)	15
N7 (Naas Road)	30
Dublin International Airport	40
Rosslare Europort	90
Dublin City Centre	35

(Source: Google Maps without traffic)

GPS: 53.08486 -6.10637



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