



FORMER COX'S & CARRY,
ATHGARVAN ROAD,
NEWBRIDGE, CO. KILDARE.

QUOTING RENT: €200,000 per annum
(excl. VAT)

LARGE DISTRIBUTION FACILITY

Entire c. 25,112 sq.ft/c.2,333 sq.m.

Site Area: c. 1.56 acres / 0.632 HA

SUIT A VARIETY OF USES



PSRA Reg No. 001536

FOR RENT

LARGE DISTRIBUTION/WAREHOUSE FACILITY

FEATURES:

- High profile location in Newbridge Town Centre
- Dual Frontage and access onto both the Athgarvan Road & Newbridge Industrial Estate.
- Large Yard of 1.56 acres for circulation & loading/unloading
- Two Roller Shutter door's for access
- Suit a variety of uses.
- 50 car park spaces.

LOCATION:

The property occupies a high profile location adjoining Newbridge Town Centre with dual frontage and access available from both the Athgarvan Road and Newbridge Industrial Estate which is an established commercial location adjoining the Town Centre and convenient to major routes.

Newbridge is a large provincial town c. 27 miles south west of Dublin just off the M7 Motorway with a population of approximately 22,000 people. The town has experienced significant growth both in commercial and residential with excellent transportation links including the M7 Motorway at Junction 10 or 12 and train service with direct access to the City Centre.

ACCOMMODATION: (GEA – approx.)

	Sq.M.	Sq.ft.
Warehouse:	2,130	22,927
W/H Staff Canteen:	26	280
1 st Floor offices:	<u>177</u>	<u>1,905</u>
Total:	2,333	25,112

DESCRIPTION:

The premises comprises a large, detached distribution / warehouse facility extending to 25,112 sq.ft. on its own site extending to 1.56 acres (0.632 hectares).

Internally, the property mainly provides open plan warehouse space (eaves height 4 metres) with warehouse offices, built in safe, staff toilets, and staff canteen. There are further offices on the 1st floor providing 4 offices, boardroom, staff kitchenette and staff toilets.

The property has two roller shutter door access points to the warehouse & also separate pedestrian access.

OUTSIDE:

There is a tarmac surfaced yard to the front and rear of the building for car parking (50 spaces) and a circulation area is provided to the front of the building with loading/unloading through two electric roller shutter doors.

SERVICES:

We understand that main services are available to the premises. Air conditioning in the offices and gas heating in the warehouse. The property benefits from alarm and recently upgraded CCTV system.

RATES:

Entire: c. €16,957 per annum.

BER: C3

BER No: 800863151

QUOTING RENT:

Entire: €200,000 per annum (Excl. VAT if applicable)

VIEWINGS: Prior appointment with sole letting agents.

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