

**TO LET**

PSRA Reg No.001536



**PRIME NEWLY CONSTRUCTED INDUSTRIAL UNIT**

**KILLINURE,  
MONASTEREVIN,  
CO. KILDARE**

**RENT: €12,000 PER ANNUM**

## Location:

The property is located in Killinure just off the the R445 and c. 3 km from Monasterevin, 3.5 km from Ballybrittas and located close to the M7 Motorway with excellent access at Junction 14 & 15.

## Description:

The premises comprises a newly constructed industrial unit extending to c. 292.54 sq.m. (3,149 sq.ft.) with the added benefit of concrete yard to the front and hardcore yard to the rear. The yard can be used for circulation, loading/unloading and parking of vehicles.

Internally, the property comprises open plan accommodation with electric roller shutter door access at both ends of the unit. The property benefits from 4.80 metres eaves height.

## Features:

- 1<sup>st</sup> Letting of Newly constructed Industrial Unit
- C. 292.54 sq.m. (3,149 sq.ft)
- Yard to the front & rear of the unit.

## Accommodation:

Warehouse 292.54 sq m (3,149 sq ft)

## Services:

We understand services are available to include electricity, water and sewerage.

**Rent:** €12,000 per annum

## Lease:

New FRI lease – terms to be agreed.

**Rates:** Not applicable

**Service Charge:** Not Applicable

**Viewing:** Prior appointment with agent.

## Further Information:

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