



**UNIT 24,
NEWBRIDGE INDUSTRIAL ESTATE,
NEWBRIDGE, CO. KILDARE**

**QUOTING RENT PER UNIT: €22,500
per annum (Excl. VAT)**

CAN BE LET IN LOTS
Ground c. 3,020 sq.ft/c.280.59 sq.m.
First c. 3,665 sq.ft./c.340.51 sq.m.
SUIT A VARIETY OF USES



PSRA Reg No. 001536

FOR RENT

UNIT 24, NEWBRIDGE INDUSTRIAL ESTATE

FEATURES:

- High profile location in Newbridge Industrial Estate onto the internal estate road.
- Property can be let in its entirety or as two separate units.
- Ground floor was previously a Gym with First Floor being a Dance Studio.
- Two storey accommodation with separate access to ground and first floor.
- Suit a variety of uses.
- Designated car park spaces.

LOCATION:

The property is situated in Newbridge Industrial Estate 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.
Ground Floor:	280.59	3,020
First Floor:	340.51	3,665

BER:

BER Rating: G
BER No: 800772097

DESCRIPTION:

The premises comprises two units located to the front of the unit over the ground and first floor.

Internally, the ground floor provides two offices, canteen and two toilets to the front with open plan space to the rear previously used as a gym. The first floor which incorporates some of the ground floor provides open plan space, canteen, large open plan office, small office and toilet block.

The property has separate pedestrian access to both ground and first floor.

OUTSIDE:

There is a communal tarmac surfaced yard for car parking and a circulation area is provided to the front of the building with loading/unloading to the side through the electric roller shutter door.

SERVICES:

We understand that main services are available to the premises.

RATES:

Ground: c. €3,055 per annum.
First: c. €3,805 per annum.

QUOTING RENT:

Ground: €22,500 per annum (Excl. VAT)
First: €22,500 per annum (Excl. VAT)

VIEWINGS: Prior appointment with sole selling agents.

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