O'Neill & Co.
CHARTERED SURVEYORS
& AUCTIONEERS LTD

Mid Terrace Industrial Units

For Sale



Units 2 & 11 (inter-connected)
Block B
Athy Business Campus
Athy
Co Kildare
R14 PK74

- **Modern, mid terrace commercial unit, providing versatile office and warehouse accommodation available with vacant possession**
- **Building extending to 3,280 sq.ft (305 sq.m) GEA, providing over 5,135 sq. ft (477 sq.m) of versatile space over two floors**
- **Athy Business Campus is a busy purpose-built Industrial Estate situated less than 1km from Athy Town Centre**
- **Ample on-site Car Parking**

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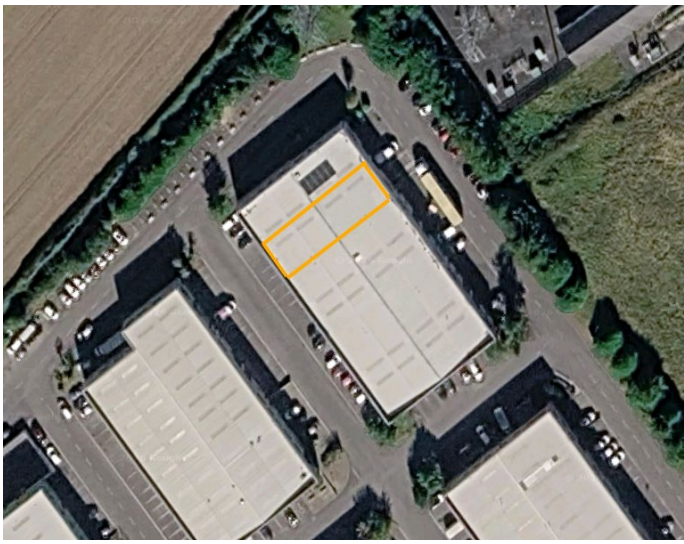
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Location

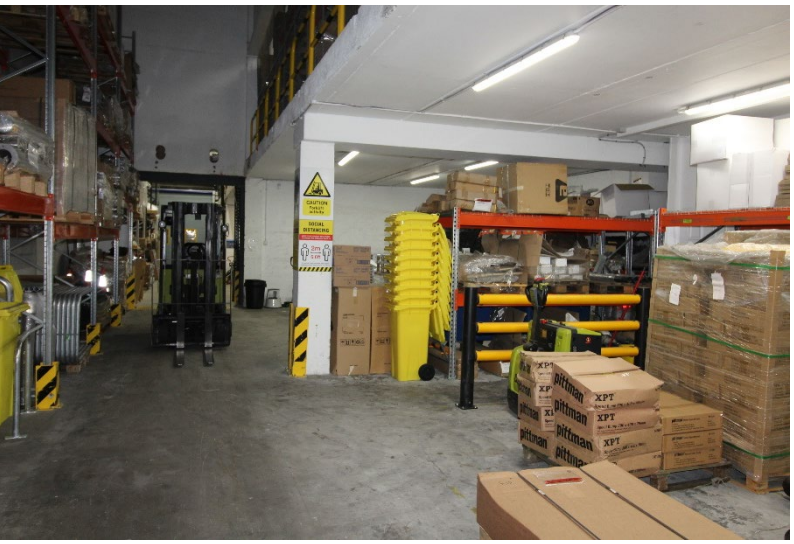
- Athy is a well-established commercial & industrial centre in Co Kildare, serving a wide rural hinterland and benefiting from a population of c. 11,000, supporting a strong local employment base.
- The town offers a diverse range of commercial amenities, including national retailers, independent traders, cafés, restaurants, professional services and financial institutions
- Athy Business Campus is a modern, purpose-built industrial estate extending to c.23 acres, accommodating a range of manufacturing, service-based and warehousing businesses.
- The estate is situated c.1 km from Athy Town Centre and bis within convenient access to the Athy Distributor Road, providing connectivity motorway network
- Established neighbouring occupiers include Minch Malt, An Post and the Pearson Group.

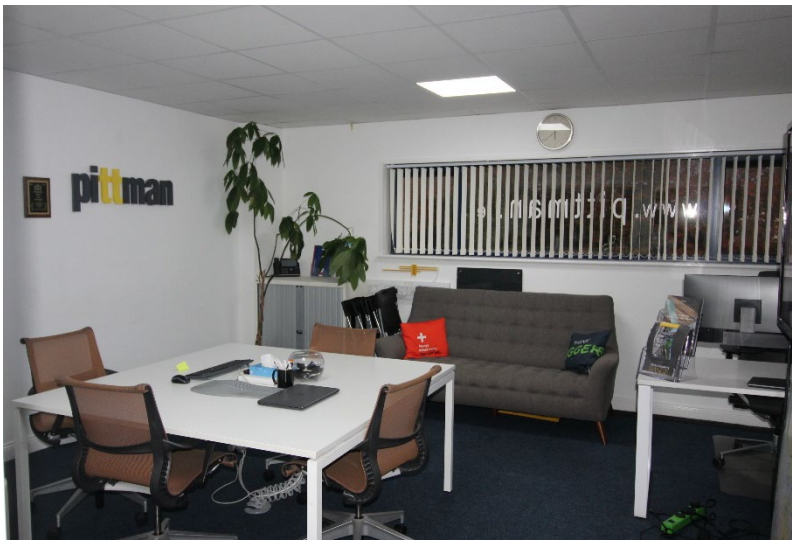


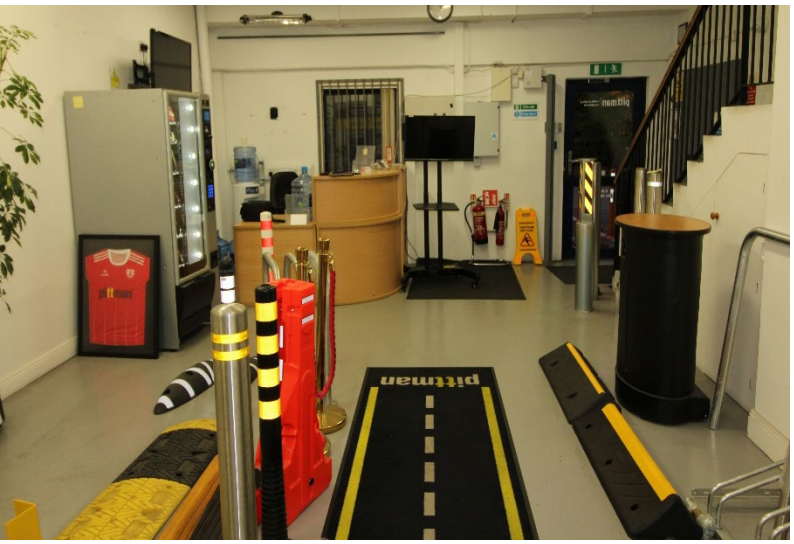




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Description

- Two-storey, mid-terrace commercial building extending to c. 3,280 sq. ft. (305 sq. m.) GEA.
- Comprises two interconnected, abutting industrial units, combined to provide c.5,135 sq. ft. (477.07 sq. m.) of versatile office and warehouse accommodation over two floors.
- The office accommodation extends to c. 2,568 sq. ft., arranged over two floors, providing a reception area, a combination of open-plan and modular offices, staff amenities & storage facilities.
- Warehouse accommodation extends to c. 2,593 sq. ft., including a mezzanine level of c.955 sq. ft.
- Good-quality building specification, including LED lighting, electric heating and suspended ceilings.
- The Units are available with Vacant Possession offering an opportunity to both Owner-Occupiers and Investors
- Benefits from ample on-site car parking.

Ratable Valuation

€11,730

BER B3

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Contact Details



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Quoting Rent

On Application

Viewing Details

By Appointment only

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