CBRE HARVEY

FOR SALE



Prime 23.6 Acre Industrial /
Logistics Development Site

GREAT CONNELL

Newbridge, Co. Kildare

LOCATION

Positioned in a prime industrial location adjoining both Pfizer and Keurig Dr Pepper, the property is just a 7-minute drive from the M7 Motorway.

The Naas / Newbridge area represents the largest concentration of industrial and logistics occupiers among the counties surrounding Dublin, offering convenient access to both the Dublin market and markets across the south and southwest of the country.

With a substantial local labour force and consumer base, the area is also home to major occupiers including Diageo, Primark, Lidl, Aldi, Kerry Group, DSV, and Mercury Engineering.



DRIVE TIMES

Newbridge Town Centre	**3 minutes**
N7	**7 minutes**
M50 (J10)	**26 minutes**
Dublin City Centre	**43 minutes**
Dublin Port Tunnel	**45 minutes**
Dublin Airport	**45 minutes**

SITE OVERVIEW

Prime 23.6 ac (9.55 ha) greenfield development site.

Zoned Objective H: Industry and Warehousing under the Kildare County Development Plan 2023-2029.

Mains services available to the site boundary. Extensive drawings and site surveys available upon request.


CGI of Unit 1


CGI of Unit 1

Site Area	Acres	Hectares
Total Size	23.6	9.55

Measurement is approximate and intending purchasers are advised to verify all measurements independently.

PLANNING PERMISSION & FEASIBILITY

Full Planning Permission for Unit 1, a distribution warehouse extending to approx. 120,000 sq ft (Planning ref: 24/60657).

Extensive due diligence has been undertaken across the wider landholding, demonstrating the potential for 3 no. additional warehouse units of approx. 56,000, 48,500 and 60,000 sq ft on the balance of the site.

Spine road access has been designed to serve all four units, with spur connections to each future phase minimising additional enabling works.



SURROUNDING OCCUPIERS





CGI of Unit 1

PRICE

On application.

INSPECTIONS

By appointment only, via the Joint Selling agents CBRE & HARVEY.

TITLE

Freehold

CONTACTS

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