

TO LET
**KILCOCK ENTERPRISE CENTRE,
KILCOCK, CO. KILDARE**



READY TO GO INDUSTRIAL / STORAGE / MANUFACTURING
SPACE IN THE HEART OF KILCOCK
UNIT SIZES RANGE FROM 6,383 TO 23,788 SQ.FT.



KILCOCK ENTERPRISE CENTRE, KILCOCK, CO. KILDARE

Ready to go secure facility extending to approx. 23,788 sq.ft. (2,210 sq.m.) in total

LOCATION

- Located in the heart of Kilcock, Co. Kildare
- Situated approx. 34 km west of Dublin City Centre
- The facility is ideally located near the M4 Motorway and well-served train line providing ease of access to Ports, Airports and all the regional routes to and from Dublin
- Travel time to Dublin Port approx. 35 minutes

DESCRIPTION

- Comprises ready to go accommodation suitable for a variety of uses (SPP)
- Internal eaves height of 2.85m to 4m
- Centre location in the rapidly growing town of Kilcock with excellent amenities including schools, shops, cafes and recreational facilities
- On-site car parking provided to the front of the units
- Loading door to each unit
- Three phase power
- Can be let individually or combined



LEASE

New flexible short term lease

AVAILABILITY

Immediately

RENT

Rent on application

VIEWING

Strictly by appointment with sole letting agents Knight Frank

BER



BER No. 800800047

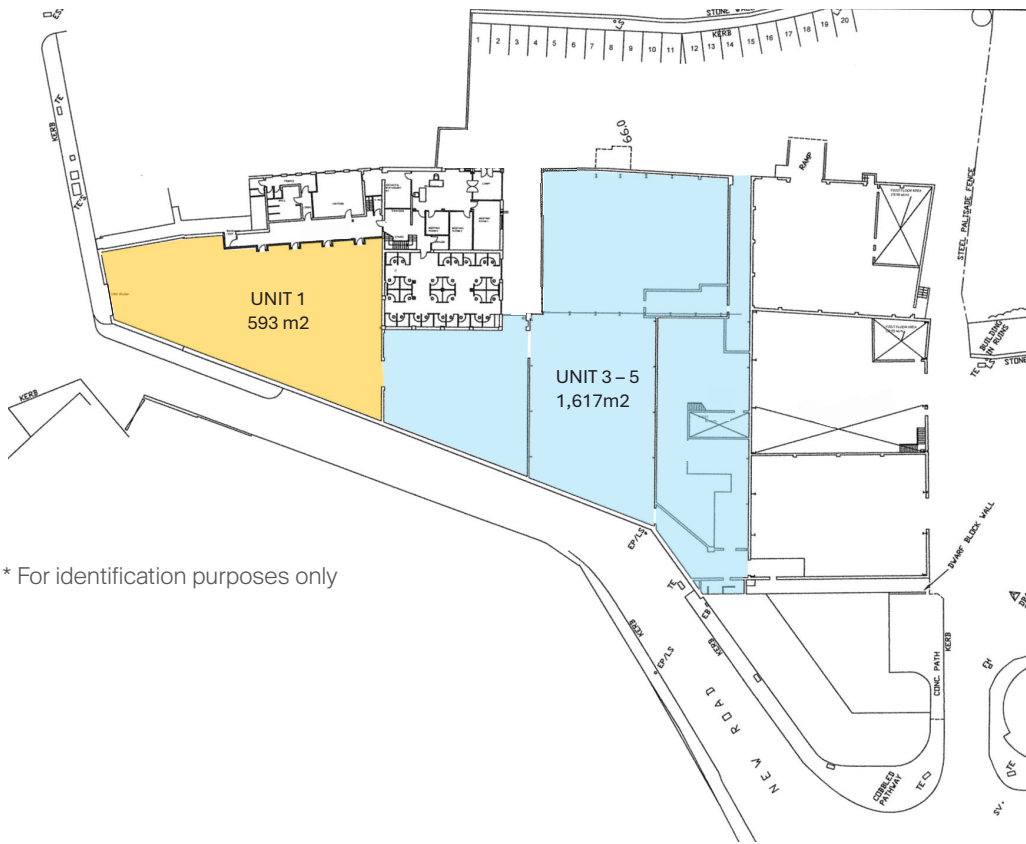
2025 LOCAL AUTHORITY RATES

€20,616.12

INSURANCE

Landlords insurance premium from 7th November 2024 – 6th November 2025 is €10,500

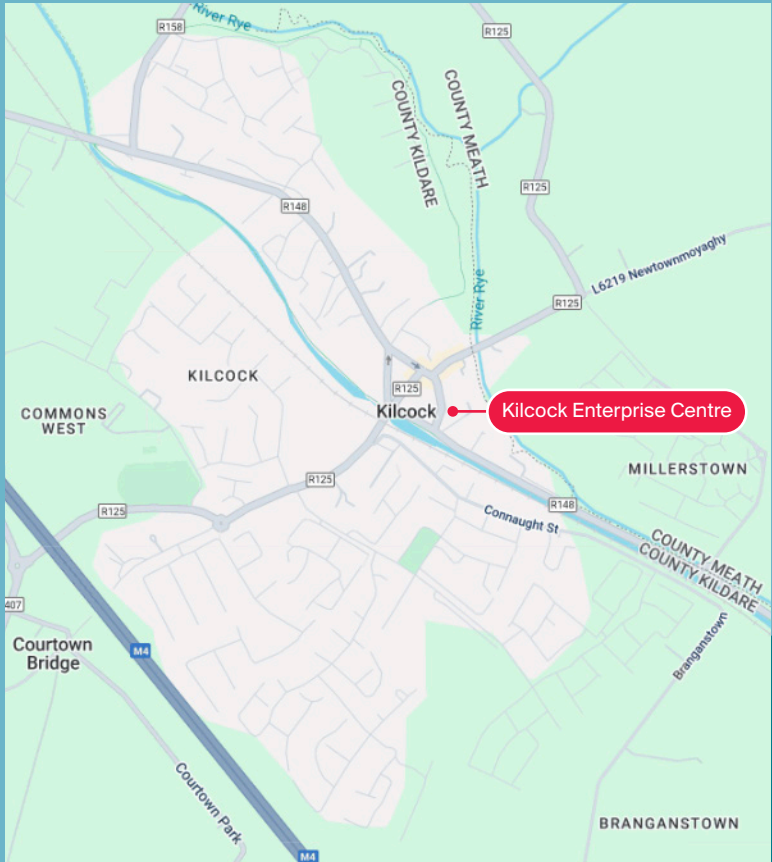




AREA SCHEDULE:

UNIT	APPROX SIZE SQ.M.	APPROX SIZE SQ.FT.
1	593	6,383
3, 4 & 5	1,617	17,405
TOTAL GROSS EXTERNAL FLOOR AREA	2,210	23,788

* Measurements are approximate. Intending tenants are specifically advised to verify all information including floor areas etc. See DISCLAIMER. Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake and satisfy themselves with their own investigations and into the working order of these items.





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