

# INDUSTRIAL / OFFICES

**FOR  
SALE**

WEATHERFORD, DUBLIN ROAD, CELBRIDGE, CO. KILDARE

c.5,700 sq.m. /  
c. 61,360 sq.ft.

c. 2.0 Hectares /  
c.5.0 Acres

40 surface  
car parking spaces



**Finnegan  
Menton**

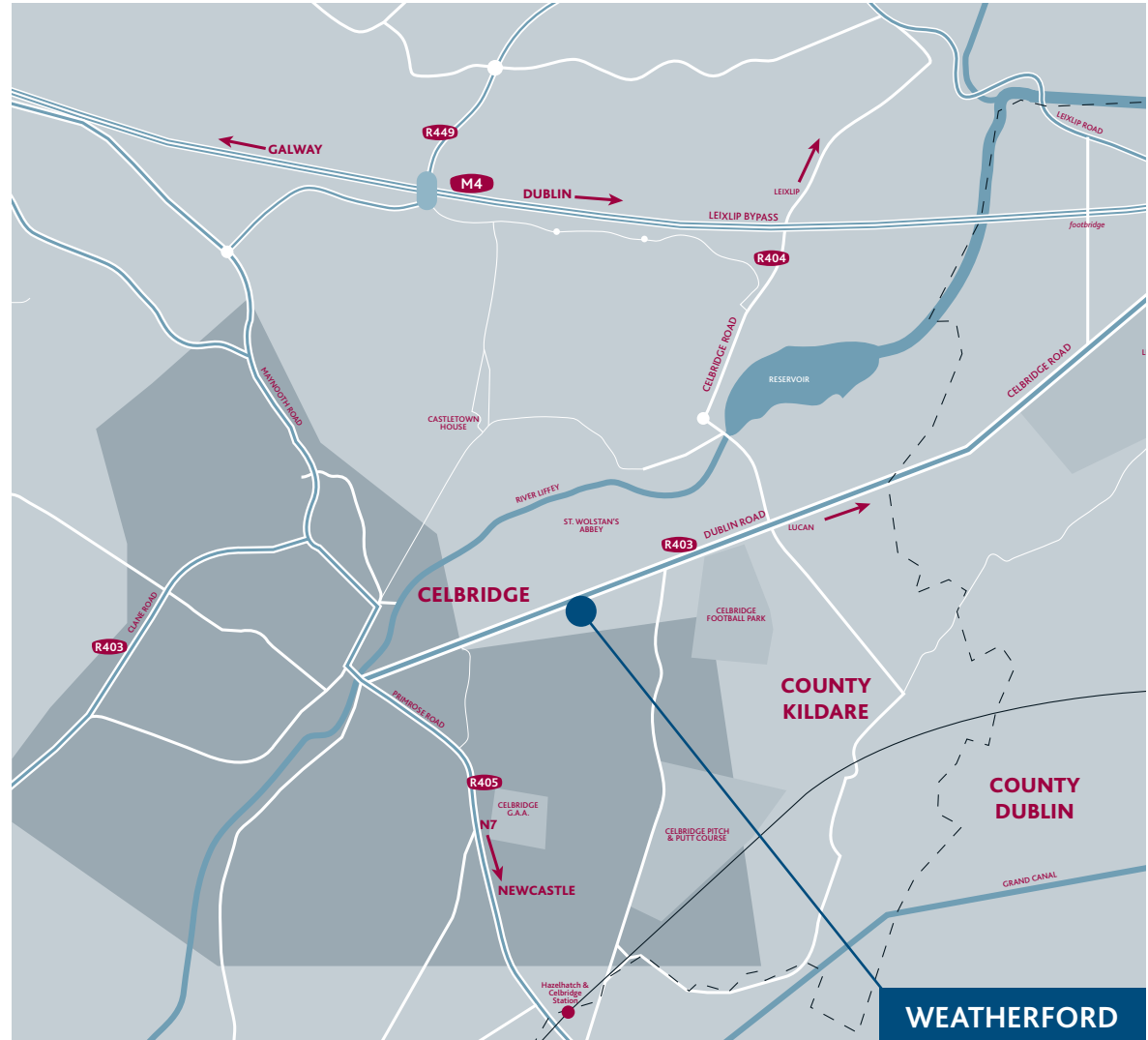
**01 614 7900**



# LOCATION

The subject property is located in a prominent position on the south side of the Dublin Road (R403) approaching Celbridge village, approximately 16 miles/25km from Dublin city centre.

Celbridge is situated to the west of Dublin, approximately 10 miles/16km from the M50 Dublin ring road. Road access has been recently improved with the upgrading of part of the N4 Dublin to Sligo road to motorway status, and the subject property is located less than three miles from the junction with the N4 .



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# DESCRIPTION

Weatherford comprises a detached warehouse with two storey offices extending to c.5,700sq.m. (c.61,360sq.ft.).

The property sits on a substantial site of approximately 5 acres, which is used for loading and turning, and provides 40 car parking spaces, and also future expansion potential. The property was completed in 1998, and consists of a two storey office section to the front, and a large rear warehouse.

The office section is constructed of concrete block with brick external facing walls, and has double glazed aluminium framed windows, and a flat roof. Internally the offices are finished and maintained to a high standard, and are laid out to include reception, meeting rooms, open plan and private offices and a conference room, canteen, laboratories and WCs. The specification includes carpeted floors, category V cabling, fluorescent lighting, suspended ceilings and oil fired central heating.

The warehouse is of steel frame construction with an insulated metal deck roof, reinforced concrete floor and block walls with insulated cladding to full height.

The clear internal height is 7.5 meters in the main warehouse area extending to 9.5 meters. Loading access to the warehouse is via three steel roller shutter doors.

## ACCOMMODATION

GROSS EXTERNAL AREA	SQ.M.	SQ.FT
Warehouse	3,958.00	42,600
Ground floor offices	516.50	5,560
First Floor Offices	576.00	6,200
Mezzanine	180.00	1,940
<b>Sub Total</b>	<b>5230.50</b>	<b>56,300</b>
Covered Area	450.00	4,850
Outbuilding	19.60	210
<b>Total</b>	<b>5,700.00</b>	<b>61,360</b>
40 Surface car parking spaces		



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## TENANT

There is a tenant on part of the ground and first floors, occupying approx. 517sq.m / 5,500sq.ft. Details on request.

## ZONING/PLANNING

A new draft development plan for Celbridge is currently at an advanced stage of preparation. Please contact us for further information.

## PRICE

Upon Application.

## VIEWING

By appointment only with Sole Selling Agents Finnegan Menton.

For further details contact Andrew Watt or Helen Byrne.



MAP NOT TO SCALE



**Finnegan  
Menton**

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