



To Let

Building 7, Kildare Innovation Campus, Leixlip, Co. Kildare
25,510.3 sq. m. (306,882 sq. ft.)





Executive Summary

- Detached industrial and clean room facility totalling approx. 25,510.3 sq. m. over two levels
- Situated within an established technology campus with immediate access to J6 on the M4
- Available immediately on flexible lease terms

Location

Kildare Innovation Campus is located immediately south of the M4 motorway between the suburban towns of Leixlip and Celbridge.

Dublin city centre is located 21km to the east, Dublin Port is 33km to the north-east and Dublin Airport is located 27km to the north-east.

The property has immediate access to the M4 motorway and is approx. 8.5 kms from J7 on the M50.

Approximate Drive Times

- | | |
|----------------------|---------|
| • M50 Junction 7 | 10 mins |
| • Dublin City Centre | 35 mins |
| • Port Tunnel | 25 mins |
| • Dublin Airport | 27 mins |
| • Grange Castle | 20 mins |



Description

Warehouse

- Two-storey industrial facility of concrete frame construction
- Clear internal height approx. 6.8m on ground floor, and 3.3m on first floor
- 4 No. automated dock levellers
- 2 No. automated ground level roller shutter doors
- Fluorescent strip lighting
- Sealed concrete floor
- Goods lift to first floor

Offices

- Mixture of open plan and partitioned offices
- Suspended ceilings with recessed fluorescent lighting
- Wall mounted sockets
- Carpeted floors throughout
- Ladies & Gents WC

Schedule of Accommodation

Approximate gross external floor areas:

Accommodation	Sq. M.	Sq. Ft.
Ground Floor Warehouse	12,371.7	133,168
Ground Floor Office	1559.1	16,782
First Floor	14,579.5	156,932
Total	25,510.3	306,882

Services

We understand that all mains services are provided and connected to the property.

Service Charge

TBC

Rates

The rateable valuation of the property is €2,892,000. The rates payable to Kildare County Council for 2022 are €649,543.20.

Rent

On application.

BER

BER Rating: C3

BER No.: 800562191

Energy Performance Indicator: 774.79 kWh/m²/yr 1.36

Inspections

All inspections are strictly by appointment through the joint letting agents, Savills and JLL.

For further information or to arrange a viewing please contact:



Gavin Butler
Savills
01 618 1340
gavin.butler@savills.ie
PSRA 002233-002934

Hugh Herity
Savills
01 618 1743
hugh.herity@savills.ie
PSRA 002233-008371

Nigel Healy
JLL
01 673 1600
nigel.healy@eu.jll.com
PSRA 002273-003111

Woody O'Neill
JLL
01 673 1661
woody.oneill@eu.jll.com
PSRA 002273-006574

