

UNIT 5, SHAMROCK BUSINESS PARK,
GRAIGUECULLEN, CARLOW TOWN.

BER C1



01-638 2700

- Well located beside Graigue SC, Spar, Topline and many business outlets, close to N80 and Ring Road only 2km from Carlow town centre
- Approx. 1,155 sqm (12,432 sqft) end of terrace well fitted commercial premises with good parking, ground floor offices and first floor concrete mezzanine
- Ideal location for many business owner occupiers. Also suit investors. Almost freehold title
- Viewing highly recommended



LOCATION

The property is ideally situated within Shamrock Business Park, an established commercial park only 2km west of Carlow Town Centre. The immediate surrounding area is predominantly commercial in nature comprising a number of notable occupiers including Topline Doyle's and Cash & Carry Kitchens Ltd to name a few. Well located beside Graigue Village Shopping Centre which comprises Spar, Carlow Dental Centre and BoyleSports. Transport links in the vicinity are strong with the nearby train station servicing routes on the Waterford to Dublin Heuston Station line along with Bus Eireann Expressway No. 4 and JJ Kavanagh coaches which provide multiple services daily. The N80 is approximately 200m to the rear of the unit, whilst Dublin City centre is a mere 87km to the north east. The population of Carlow Town was 24,272 in the 2016 Census.

DESCRIPTION

The property comprises an end of terrace well fitted commercial premises of approx. 1,155 sqm (12,432 sqft). The property is of steel portal frame construction with external profile cladding, aluminium framed double-glazed windows, male & female toilet facilities, 1 no. passenger lift and vinyl covered concrete floors throughout. Internally the property is partitioned to provide office accommodation whilst the mezzanine has partitioned offices and toilet facilities. There is tarmacadam car parking to the front of the unit.

ZONING

The subject property is zoned 'Enterprise and Employment' under the Graiguecullen LAP 2012-2018. Under this zoning many uses are permitted and open for consideration.

TITLE

Long leasehold (999 years from 01.01.2004). Full vacant possession.

BER INFORMATION

BER: C1.

BER Number: 800218570.

EPI: 171.34 kWh/m²/yr.

PRICE

On application.

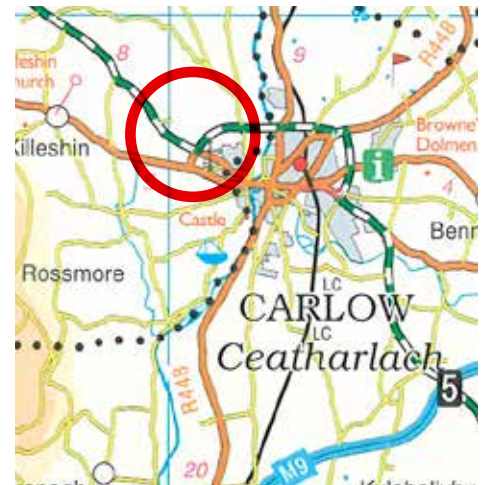
VIEWING DETAILS

By appointment with the sole selling agent, Lisney.

For further information, contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

