





Units X & Y are two interlinked industrial/warehouse units located within Kells Business Park on the Cavan Road (R147) in Kells, County Meath.

This established commercial park lies approximately 1.6 km northwest of Kells town centre and around 65 km from Dublin City Centre, with excellent regional access via the M3 motorway.

Unit X & Y, Kells Business Park, Kells, Co. Meath A82 W281

INTRODUCTION

Constructed circa 2006, the units are of modern industrial design, comprising steel portal frame construction, concrete block walls, and metal deck cladding to the eaves. The roof is pitched metal deck with integrated translucent panels for natural lighting.

The units are interlinked, allowing internal access between the two, effectively functioning as a single combined unit. Each has its own roller shutter loading door and separate pedestrian entrance, offering flexibility for future use or potential subdivision.

The total gross internal floor area of the combined units is approximately 870 square metres.

Internally, the property offers open-plan warehouse accommodation with a clear internal height of approximately 6.5 metres to the eaves. The property includes office accommodation, as well as toilet and kitchenette facilities.

Externally, the units benefit from a large parking area suitable for vehicle circulation, loading, and parking.

This property is sure to attract a lot of attention giving its proximity to Kells town with easy access to the M3 motorway c.5 minutes drive

FEATURES

- Excellent location
- Secure premises
- c.9352 sq. ft unit
- High roller door access x 2
- 3 phase power
- Connected to Gas
- Reception Area
- Toilets
- Offices
- Ample Parking

FURTHER DETAILS

For further information call Darren Whelan 046-9027666 or to arrange viewings

DIRECTIONS

EIRCODE: A82 W281





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