





### Warehouse Facility on c. 1 Acre

New to the Market – An excellent warehouse and yard facility located at Wilkinstown, just outside Navan and Kells, only 5 minutes from the M3 Motorway.

This property offers huge potential and is suitable for a wide variety of industrial, commercial, or storage uses.

The property comprises a steel portal frame warehouse extending to c. 500 sq. m. (5,375 sq. ft.), with the benefit of 3-phase power and a dock-level loading bay.

The warehouse includes open plan storage space together with offices, toilets, and a canteen.

Externally, the property is set on a secure gated site of c. 1 acre, with a large yard area surrounding the building on two sides, ideal for parking, storage, or circulation.

Given its location close to Kells town and excellent connectivity to the motorway network, this is a superb opportunity for many business types.

### FEATURES

- c. 1 Acre secure gated site
- c. 500 sq. m. (5,375 sq. ft.) warehouse
- Excellent location at Wilkinstown, just outside Navan & Kells
- Steel portal frame construction
- 2 high roller door access points
- Dock-level loading facility
- 3-phase power supply
- Office, toilets & canteen
- Generous external yard space

### FOR FURTHER INFORMATION

For further information please contact Darren Whelan on 046-9027666

