

FOR SALE



**PRIME COMMERCIAL UNIT
(468.5 sq. m – 5,043 sq. ft)**

**UNIT F2 M7 BUSINESS PARK
NEWHALL
NAAS
CO. KILDARE**

LOCATION

The subject property is located in the M7 Business Park which is accessed off Junction 10 on the M7 Motorway, approximately 2 km west of Naas. The Business Park, which was completed in 2007, provides a mix of large detached and smaller terraced commercial units with office elements. Occupiers in the Park include KFM, Mongey Communications, and the HQ of Enfer Scientific and Clonmel Enterprises. The M7 Motor Park (Merlin Car Auctions, Ganly Craige, Finlay Ford) and the Newhall Retail Park (B&Q, Harvey Norman) are located closely surrounding the Newhall Interchange.

Naas is the county town and principle service centre for the wider hinterland. Naas has experienced significant commercial residential development in the recent past, influenced by its proximity to the M7 Motorway and Dublin City. The Town, which has a population of excess of 20,000, is the administrative capital of the county accommodating vital services with major local employers including Kildare County Council, Kerry Group, HSE, Green Isle Foods and AIB.

DESCRIPTION

The property comprises a modern mid terraced commercial unit providing office content over two floors to the front and warehouse space to the rear. Construction is with steel portal frame, low level block walls, double skin cladded upper exterior and roof with translucent sections, and power floated concrete floor. The office content is fully fitted in accordance with its use with the open plan warehouse section having a clear internal height of 8 metres. Loading access is provided via a roller shutter door to the front of the unit. The property benefits from communal car parking.

ACCOMMODATION:

		Sq.m.	Sq.ft.
Ground:	Office	38.8	418
	Warehouse	390.9	4,207
First:	Office	38.8	418
Total		468.5	5,043

(Gross External Area)

QUOTING PRICE:

€220,000 (excl. VAT)

TENANCY:

The property is let on an informal lease from March 2014 at a passing rent of €15,000 p.a.

TITLE:

Long Leasehold.

RATES:

€6,205.50 p.a.

SERVICES:

All mains services connected or available.

BER CERTIFICATION:

BER Rating: C3

BER No.: 800523557

EPI No.: 268.57 kWh/m²/yr

VIEWING:

Strictly by appointment with sole selling agents.



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