



UNIT W1C, LADYTOWN BUSINESS PARK,  
NAAS, CO. KILDARE

Circa c. 2,775 sq.ft/c.257.80 sq. m.

SUIT A VARIETY OF USES

QUOTING RENT: €25,000 (Excl. VAT)



PSRA Reg No. 001536

## FOR RENT

### UNIT W1C, LADYTOWN BUSINESS PARK

#### FEATURES:

- High profile location in Ladytown Business Park onto the internal estate road.
- C.2,775 sq. ft. (c.257.80 sq. m.).
- Modern two storey office accommodation and rear warehouse space with separate access.
- Alarm & 3 phase power.
- Suit a variety of uses.
- 7 designated car park spaces.

#### LOCATION:

Ladytown Business Park is located 2.50 kms from Junction 10 on the M7 Motorway, 6.50 kms west of Naas Town Centre and 5.50 kms east of Newbridge. The park is accessed via the R445 Naas to Newbridge dual carriageway.

The Park is continually being developed and is considered one of the counties premier business and industrial locations. The park is a mixture of detached and terraced industrial units. The subject property occupies a prominent position within the park along the main thoroughfare.

#### ACCOMMODATION: (GEA – approx.)

	Sq.M.	Sq.ft.
Ground Floor:	208.27	2,241
First Floor:	49.63	534
<b>Total:</b>	<b>257.90</b>	<b>2,775</b>

#### BER:

BER Rating: G  
BER No: 800452021

#### DESCRIPTION:

The premises comprises a mid terraced light industrial unit containing c.2,775 sq. ft. (c. 257.90 sq.m.) and can lend itself to a number of uses.

Internally, the ground floor provides open plan office accommodation and canteen to the front with workshop/warehouse space to the rear. The second floor provides open plan office accommodation, two toilets and small store/cleaners room.

The property has pedestrian access to the front office accommodation with the workshop/warehouse accessed via an electric roller shutter door.

#### OUTSIDE:

There is a communal tarmac surfaced yard for car parking and a circulation area is provided to the front of the building with loading/unloading to the rear through the electric roller shutter door. The property has 7 designated car park spaces.

#### SERVICES:

We understand that main services including water, sewerage, electricity, broadband and gas fired heating are available to the premises.

**RATES:** Approx. €2,279.69 per annum.

**MANAGEMENT FEE:** Approx. €1,200 per annum.

**QUOTING RENT:** €25,000 per annum (Excl. VAT)

**VIEWINGS:** Prior appointment with sole selling agents.

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