

To Let

Industrial Units



Units B1,B2,B3 M7 Business Park, Naas, Co. Kildare


- Terraced industrial units
- Extending to a total of 1,536 sqm (16,533 sqft)
- Excellent location adjacent the M7 motorway at J10
- Available to let as whole or individually
- Designated parking spaces

Accommodation

Description	Sqm / Sqft
Warehouse 1	418 / 4,500
Warehouse 2/3	860 / 9,256
Office	258 / 2,777
Total	1,536 sqm (16,533 sq.ft)



Rates & Services

Rateable Valuation	Annual Service Charge	BER
€63,300	On Application	



Quoting Rent

On Application

Viewing

By appointment only

Location

Naas is the largest urban centre in County Kildare and is also the capital Town of the county. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The past number of years has seen major infrastructural improvements in the town with road and transport links improving immensely. The property is situated in the M7 Business Park on the northern side of the M7 at junction 10. The park was completed in 2007 and is considered one of the county's premier business/industrial locations. The park is a mixture of large detached and small terraced industrial units with office elements. Surrounding occupiers include Weatherby's, Mongey Communications, Profile Systems and Killarney Communications.

Description

The subject property comprises a block of three terraced industrial units extending to a total of 1,536 sq m (16,533 sq ft) which can be leased in their entirety or individually. The property is a steel framed construction finished in a combination of concrete block walls and twin skin insulated metal clad roof with incorporated 10% perspex roof lights. Office accommodation is provided over ground and first floor level extending to 258 sq m (2777 sq ft). The offices have suspended ceilings, carpeted floor coverings and IT connections along with toilet and kitchen facilities. The warehouse is accessed via 3 x full height electric roller shutter doors and an average eaves height of 7.65m.

For further information contact:

Darac O'Neill

☎ 045 856 604
 📞 087 965 6063
 ✉ darac@oneilandco.ie

Stephen Keeler

☎ 045 856 604
 📞 085 717 1593
 ✉ stephen@oneilandco.ie

Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland

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