

To Let

Commercial Unit



W5F Ladytown Business Park Newhall Naas County Kildare

- Modern commercial unit
- Ground floor office & warehouse with 1st floor storage
- Established busy commercial location
- Suitable to a variety of uses
- Good access and parking

Accommodation

Description	Sqm / Sqft
Gr. Fl. Office	114.5 sq m (1,232.5 sq ft)
Gr. Fl. Warehouse	97.5 sq m (1,049.5 sq ft)
1 st Floor	210 sq m (2,260 sq ft)
Total	422 sq m (4,542 sq ft)



Rates & Services

Rateable Valuation	Annual Service Charge	BER
€9,900	TBC	BER F



Price

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. Ladytown Business Park is located close to junction 10 of the M7 Motorway. The park is continually being developed 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. The subject property is situated along the main thoroughfare between Ladytown Business Park and Naas Enterprise Park.

Description

The property comprises a modern commercial unit extending to 422 sq. m (4,542 sq. ft). The building is constructed of concrete block walls with metal cladding to the external facade and upper floor under a double skin insulated roof deck. Internally the unit is arranged to provide office space and warehouse at ground floor level with toilet facilities. Additional storage space at first floor level could potentially be converted to office use. The property is fitted with intruder and fire alarms; modern office fit-out to include carpeted floors, recessed light fittings, suspended ceilings and modern electric heating. The property further benefits from an electric roller shutter door to the rear, wheelchair accessible toilet facilities and ample parking to the front and side.

For further information contact:

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