



C.150. SQ. M. COMMERCIAL UNIT

**UNIT W2G
LADYTOWN BUSINESS PARK
NAAS
CO. KILDARE**



GUIDE PRICE: €90,000 (TENANT NOT AFFECTED)

Location:

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 occupies a prominent position within the park along the main throughfare.

Description:

The property comprises a modern commercial unit extending to 150 sq. m. The building is constructed of a steel portal frame construction with metal cladding to the external facade under a double skin insulated roof deck. Internally the unit is arranged to provide showroom with trade counter at ground floor level with toilet facilities. Office accommodation is arranged at first floor level. The property is fitted with an intruder and fire alarm.

Accommodation:

Warehouse	108 sq m	(1162 sq ft)
First Floor Office	42.60 sq m	(458 sq ft)
Total	150.0 sq m	(1620 sq ft)

Services:

We understand mains services are available to include electricity, water and sewerage and we understand that natural gas is available but not currently in the unit.

Quoting Price: €90,000 (Tenant Not Affected)

Lease:

The property is let to Xpert Hire & Sales Ltd for a term of 5 years from 11 April 2016 at current rent of €7,200 per annum exclusive.

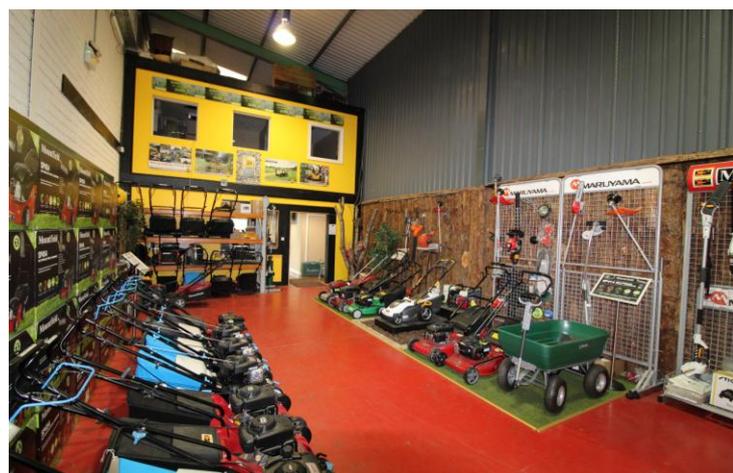
Rates: Approx. €3,200 P.A.

BER: B3

Service Charge: €650 P.A.

Joint Agents: Darac O'Neill & Co.045 856604

Viewing: By appointment.



Further Information:

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