



**Office/Warehouse**  
**Unit D12**  
**Southern Link Business Park**  
**Naas**  
**Co. Kildare W91 HC65**

**BER D2**

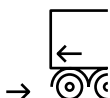
- ➔ 6,350 sq.ft (590 sq.ft)
- ➔ Roller Shutter Door
- ➔ Motorway Access



**FEATURES**



Dimensions 6,350 sq.ft (590 sq.ft)



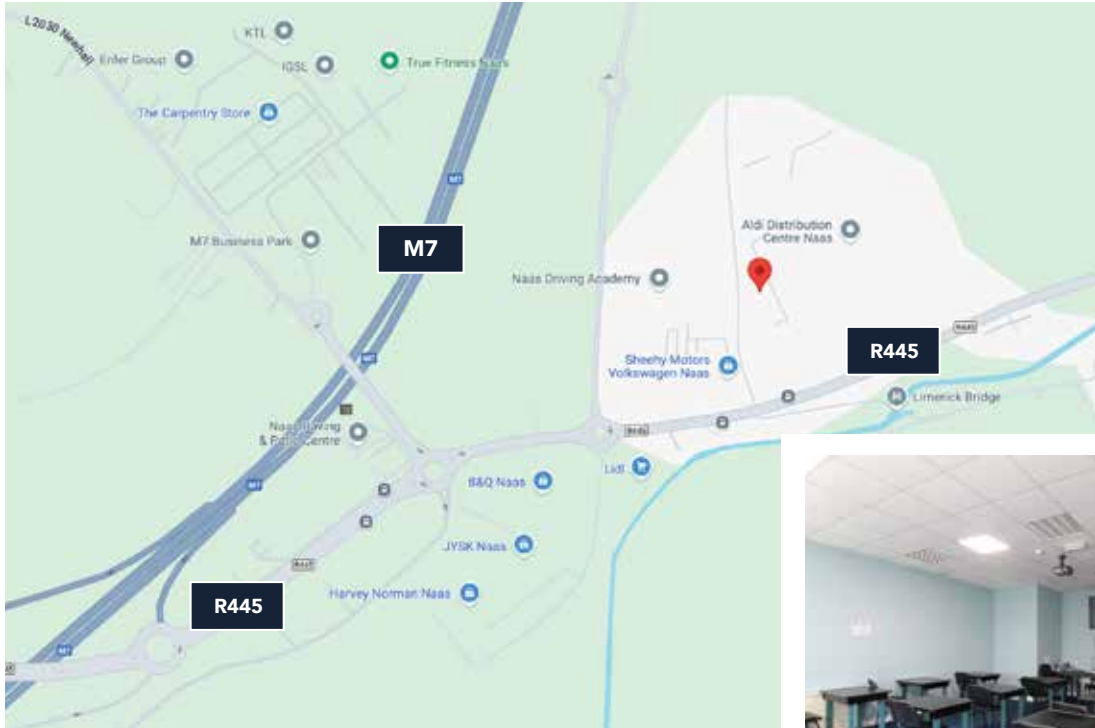
Roller Shutter Door



Motorway Access

**Property Features**

- Modern Office / Warehouse
- Extends 6.350 sq. ft (590 sq. m)
- 4 Car Parking Spaces
- Motorway Access



<b>Ratable Valuation</b>	<b>€18,570</b>
Annual Management Fee	TBC
Viewing	By Appointment

## DESCRIPTION

The property comprises a mid-terrace, Industrial unit extending to c. 6,350 sq. ft (590 sq.m), which includes a 2,325 sq. ft (216 sq.m) mezzanine. The property is arranged as office and toilet facilities on the ground floor with an office and kitchen facilities on the first floor. To the rear of the unit is warehouse with extensive mezzanine storage area. The unit is accessed from the front, via two pedestrian entrances and a roller shutter door providing vehicular access.

The offices are finished to a high standard, featuring suspended ceilings, carpeted floors, IT and telephone points, aluminium windows and doors and storage heating. The warehouse features a mezzanine floor accessed via a steel staircase, fluorescent lighting, twin skinned insulated roof with translucent panels and both pedestrian and vehicular access. The property is equipped with both intruder and fire alarm systems.

**TENANCY** The tenant is Naas Driving Academy, on a 10 year lease from 1st January 2016, with a passing rent of €31,200 PA.

## LOCATION

Naas, the largest urban centre in County Kildare, is a key industrial and commercial hub in the Greater Dublin Area, strategically located 37 km southwest of Dublin city centre along the M7 motorway. It hosts modern industrial parks like South Link Business Park, Naas Enterprise Park and Millennium Park, attracting multinational companies such as Kerry Group, Aldi, and VW/Audi.

The subject property is situated in the Southern Link Business Park, just off the R445, approximately 2.3 km west of Naas town centre. Nearby occupiers include Powercity, Sheehy Motors, and the Aldi Distribution Centre. Naas Retail Park, located less than 500 meters away, hosts prominent retailers such as Lidl, B&Q, Currys, and Starbucks present.

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