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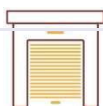
Unit J6
M7 Business Park
Naas
Co. Kildare

For Sale

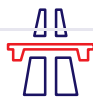
Mid-terrace Warehouse



412sq.m
(4440sq.ft)



Electric Roller Shutter



Motorway Access



PROPERTY FEATURES

- Mid-terrace warehouse
- Excellent location close to J10 M7
- Extends 412sq.m (4440 sq.ft)
- Dedicated parking
- 7.65m eaves height

VIEWING

By appointment only.

LOCATION

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 KFM Radio, Mongey Communications, Profile Systems and Killarney Communications. The subject property occupies a prominent position within the park along the main thoroughfare.

DESCRIPTION

The subject property comprises a mid-terrace warehouse unit extending to 412.54 sq m (4440 sq ft). The building is Pre cast construction finished in a combination of concrete block walls and twin skin insulated metal clad roof with incorporated 10% perspex roof lights. The warehouse is accessed via a full height electric roller shutter door and extends to 235 sq.m. (2530 sq.ft). The warehouse has a reinforced painted concrete floor, an eaves height of 7.65m. There is secure accommodation within the warehouse space. There is also a mezzanine floor accessed via a stairwell extending to 112 sqm (1211 sq ft).

The offices extend to 65.54 sq. m (705 sq. ft.) and have been arranged to provide a modern office with kitchen and toilets facilities over ground level and first floor level. The offices are fitted to include suspended ceilings incorporating recessed light fittings, telephone, electric and IT points. The property is fitted with a fire and intruder alarm. The property also benefits from dedicated parking spaces.



ACCOMMODATION Sq.m. (Sq.ft.)

Measurement Application - Gross External Area (GEA)

Office	65.54 sq.m/ 705 sqft
Warehouse	235sq.m/ 2530 sqft
Mezzanine	112 sq.m / 1205 sqft

RATES & SERVICES

Rateable Valuation	Annual Service Charges
€15,370	€1200 STR

DISPOSAL TERMS

Quoting Price	VAT
On Application	Applicable

Intending purchasers are specifically advised to verify all information, including floor areas. See DISCLAIMER.



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