

FOR SALE

Showroom with Yard on circa 2.6 Acres



6 & 7
Osberstown Business Park
Osberstown, Naas
Co Kildare

 **O'Neill & Co.**
CHARTERED SURVEYORS & AUCTIONEERS LTD

Location: Naas is situated some 33 kilometres from Dublin City Centre 17 kilometres from Newbridge and 22 kilometres from Kildare Town. Naas is the administrative capital of County Kildare as is also the largest urban centre in the county. Located within the greater Dublin Region the town has witnessed a dramatic increase in population over the past ten years and the general area serves as an important commercial and services centre for the county

Osberstown Business Park is located on the outskirts of the town was and developed in the last 4 years. The property is situated on the Caragh Road with substantial frontage to the M7 Motorway. Access is provided e via the Western Link Road which forms part of the overall Naas Ring Road. There are tentative plans to provide a new point of access to the M7 Motorway close to the subject property. Local and immediate occupiers both within the park and in the surrounding area include Glass Co, Trans Land, and Irish Commercials. A recent announcement by Kerry Group to create 800 jobs on a designated site on the outskirts of the town in Millennium Park close to Osberstown Business Park has increased the profile and appeal of the location.

Description: The overall property comprises a large commercial concern comprising of substantial industrial showroom with office accommodation with a large concreted yard to the front and side. In addition a part concrete/hardcore yard is situated adjacent to the property comprising of a total site area of 1.05 hectares (2.6 acres)

The main building is of a steel frame construction under a pitched double skin clad roof incorporating 20% roof lighting with 6.8m eave height with a concreted floor. The walls are constructed of both concrete block and clad. The property has been finished to a high specification and comprises of a well laid out walk around showroom with offices at ground floor level. The building is accessed via an impressive granite glass fronted entrance doors which extend to the height of the building along with roller shutter doors to the side. This provides a feeling of openness as a result of the use of natural light.

The showroom has been designed for uses for the occupiers business and comprises of a number of display areas highlighting the various product for sale. The offices to the rear of the ground floor are fitted to a good standard with suspended ceilings phone and IT points. A workshop is positioned to the rear of the building and can be accessed via the office area or roller shutter door to the side.

Additional offices are provided for at first floor level and comprise of a number of office suites along with a comms room, boardroom canteen and toilets facilities. These offices have been fitted to a good standard to include suspended ceilings telephone and IT points and double glazed windows. The building overall extends 120.7 sq m (13,000 sq ft).



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Rateable Valuation: We understand the rateable valuation is €350.00

Service Charges: A management company has been established to ensure that the overall development is well maintained. A service charge applies to cover a range of services provided to the common areas.

Building Energy Rating: To be advised.

Asking Price: Our clients have instructed us to seek offers in the region of €850,000 for the long leasehold interest.

Viewing: By appointment only

Further Information:

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