

## For Sale by Private Treaty

### Naas Industrial Estate, Naas, Co Kildare

Excellent opportunity to acquire two detached units in Naas Industrial Estate, Naas, Co. Kildare



BER C2 D2

- Opportunity to acquire two industrial facilities being offered as one lot, just off the M7 at Naas Industrial Estate, Naas, Co. Kildare
- Two detached industrial units totalling approx. 2,447 sq.m on a self-contained site of 0.41 hectares (1.01 acres)
- Located within approx. 2.5km of Naas Town Centre, 1.8km from the M7 and 22km from the M50.





## Location

Naas Industrial Estate is located on the southern side of the Naas Road (N7) approx. 2.5km northeast of Naas town centre and approx. 22 km southwest of Junction 9 on the M50 (Naas Road/M50 junction) which provides rapid motorway access to the Port Tunnel, Dublin Airport and all of the main arterial routes to and from the city.

## Description

### Building 1

#### Accommodation

Approx. gross external floor area:

Accommodation	Sq. m.
Warehouse	860
Office	469
<b>Total</b>	<b>1,329</b>
Mezzanine	41.5

#### Warehouse

- Detached industrial facility
- Steel portal frame construction
- Single skin metal deck roof incorporating translucent panels
- Infill concrete block walls to a height of 2.5 metres with single skin cladding above
- Reinforced concrete floor
- Clear internal height approx. 7.4 metres
- 2 ground level automated roller shutter doors

#### Offices

- Solid floors with a variety of floor coverings
- Suspended ceilings incorporating recessed fluorescent lights
- Mix of oil fired & electric storage heating
- Single glazed PVC framed windows
- Perimeter trunking
- Canteen
- Toilets

### Building 2

#### Accommodation

Approx. gross external floor area:

Accommodation	Sq. m.
Warehouse	979
Office	97
<b>Total</b>	<b>1,076</b>

Intending purchasers must satisfy themselves as to the accuracy of the description and measurements provided above.

#### Warehouse

- Detached industrial facility
- Steel portal frame construction
- Single skin metal deck roof incorporating translucent panels
- Infill concrete block walls to a height of 2.5 metres with single skin cladding above
- Reinforced concrete floor
- Clear internal height approx. 6.5 metres
- 2 sliding concertina loading doors

#### Offices

- Suspended ceilings incorporating recessed fluorescent lights
- Carpet covered floors
- Electric storage heating
- Single glazed PVC framed windows
- Canteen
- Toilets

## Services

We understand that all mains services are connected.

## Inspections

All viewings are strictly by appointment through the sole selling agent, Savills.

## Rates

Rates payable for 2018 are approx.  
€27,166.30

## Price

On application.

## BER

BER rating – C2 - D2

## Further Information

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