

# To Let

## Industrial Unit



### T52, Naas Enterprise Park, Naas, Co Kildare


- Mid-Terrace industrial unit
- Front and rear loading area
- 314 sqm / 3,380 sqft
- Two storey office accomodation
- Dock leveller

## Accommodation

Description	Sqm / Sqft
Warehouse	246 sqm/ 2,648 sqft
Ground Floor	34 sqm/ 366 sqft
First Floor Office	34 sqm/ 366 sqft
<b>Total</b>	<b>314 sqm/ 3,380 sqft</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
TBC	€0.33 p.s.f	

### Price

On application

### Viewing

By appointment only



### Location

Naas Enterprise Park, just off the M7 motorway at Junction 10 Naas South, on the southern side of the R445 from Naas to Newbridge. Naas Enterprise Park is situated in the heart of the central logistics area of the entire country and offers the ease of access to the M7 motorway leading to all arterial routes to the north, west and south of the country, lying only 4kms south of Naas and 37kms south west of Dublin city centre. The park consists a range of different sized units of various uses including logistical, retail and office space. Occupiers include well known national and international companies such as DSV, BMW, HSE and Primark. The subject property occupies a prominent position within the park along the main thoroughfare.

### Description

The subject property comprises a mid-terraced industrial unit extending to approximately 314 Sqm with a circulation and loading area to the front and rear of the property. The unit comprises two storey office accommodation to the front and warehouse area to the rear. It is steel portal frame construction with architectural metal cladding. The roof is metal deck incorporating translucent roof lights and has the benefit of a clear internal eaves height of approximately 7.2m. The warehouse has a concrete floated floor, fluorescent high-bay lighting and is accessed via two electric roller shutter doors including one dock leveller. The office section is arranged into two offices with a kitchen area and bathroom. It benefits from fluorescent strip lighting, wall mounted radiators, laminate covered floors telephone, electric and IT points.

## For further information contact:

Darac O'Neill

☎ 045 856 604  
☎ 087 965 6063  
✉ [darac@oneilandco.ie](mailto:darac@oneilandco.ie)

Stephen Keeler

☎ 045 856 604  
☎ 085 717 1593  
✉ [stephen@oneilandco.ie](mailto:stephen@oneilandco.ie)

Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. License No:001224 Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland.

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