

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 accommodation
- 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
Total	314 sqm/ 3,380 sqft



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:

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