O'Neill & Co.
CHARTERED SURVEYORS & AUCTIONEERS LTD

Coonan PROPERTY

For Sale

Investment Opportunity - 4 Semi-Detached Commercial Units

Monread Business Centre
IDA Industrial Estate
Monread Road
Naas
Co. Kildare

- **Fully let commercial development with an established tenant base and additional income-generating car park.**
- **Extending to c. 4,044 sq.ft (376 sq.m), consisting, 4 Independent, Own Door, Semi-Detached Commercial Units situated on a site extending to 0.672 acre (0.272 hecare)**
- **Established investment producing a reliable rental income of €82,400 per annum from four independent tenants.**

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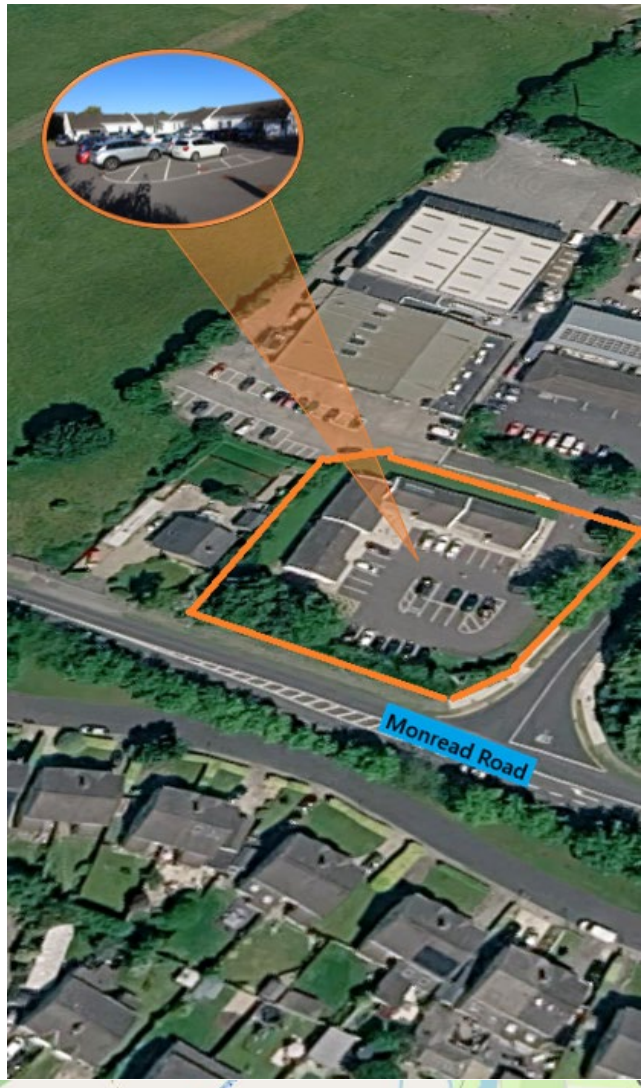
Location

- Naas is a well-established and vibrant commercial hub, serving as the largest retail and service centre for County Kildare. The town centre is supported by several car parks, strong public transport links, and close proximity to the M7 motorway
- With a population of c. 21,000, the town benefits from a growing residential catchment and strong employment base
- The town has a strong and diverse commercial base, with a number of prominent national and international businesses establishing operations in the area.
- Monread / IDA Business Park is an established commercial and employment location north of the Town Centre, benefiting from excellent connectivity to the M7 motorway, Sallins / Naas Train Station and Dublin
- Situated amongst a strong concentration of industrial, commercial and logistics occupiers in a high profile location on the Monread Road.
- Neighbouring occupiers include Moss Veterinary, Cargill Ireland, and Birds Eye Ireland Aldi and Tesco Extra Monread



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Description

- Fully let commercial investment offering an established tenant profile and a secure rental income stream, together with additional income-generating car parking.
- The recently renovated development extends to approximately 4,044 sq. ft. (376 sq. m.) and comprises four independent, own-door semi-detached commercial units, providing flexible accommodation for a range of occupiers.
- The property occupies a landscaped and well-maintained site extending to approximately 0.672 acre (0.272 hectare), providing extensive external areas and parking.
- Established income-producing investment generating a combined rental income of €82,400 per annum from four independent tenants, providing a diversified income stream and potential for future rental uplift and asset management opportunities

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Ratable Valuation

TBC

Tenancy Schedule		
Demise	Tenant	Lease Expiry
Unit 1	Weatherbys	October 2031
Unit 2	Roisin Linnane Design	Expired
Unit 3	Cargill Animal Nutrition	August 2028
Unit 4	Dance Star Studio	August 2027
Car Park	Cargill Animal Nutrition	August 2028

Quoting Price

On Application

Viewing Details

By Appointment only

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