

# To Let

## Warehouse / Office Unit



### Unit M1, Willow Drive, Naas Enterprise Park, Naas, Co. Kildare

- Modern Warehouse / Office Unit
- Extends to 768 sqm (8270 sqft)
- Large secure enclosed yard to Rear
- Close to J10, M7 Motorway
- Ample Parking

## Accommodation

Description	Sqm / Sqft
Ground Floor Office	244.30 / 2,630
First Floor Office	244.30 / 2,630
Warehouse	279.68 / 3,010
Enclosed Yard	710.32 / 7,646
<b>Total</b>	<b>768.28 sqm (8270 sqft)</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
€36,960	On Application	<b>BER D2</b>



### Quoting Rent

On Application

### Viewing

By appointment only

## Location

Naas is the largest urban centre in County Kildare and is also the capital Town of the county. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The past number of years has seen major infrastructural improvements in the town with road and transport links improving immensely. Public transport and services are excellent with road and rail connections from Sallins Railway Station to Dublin and other national cities. Naas connects with the M7 Motorway at junction 9 and 10, with Junction 9a due to open shortly following M7 widening and upgrade works; providing connections to the national motorway network via the M7, M9 & M50 motorways. The subject property is situated in Naas Enterprise Park, just off the M7 motorway at J10 Naas South, on the southern side of the R445 from Naas to Newbridge. 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, NCT and Primark. The subject property is situated on Willow Drive within a cluster of similar type properties. Neighbouring occupiers include Dominoes Pizza, DSG Packaging, Pharmapac and Nationwide Tiles.

## Description

The subject property comprises a detached warehouse/office unit. The building is a steel framed construction finished in a combination of concrete block walls and metal clad. The property has been arranged to provide office accommodation over ground and first floor levels with warehouse storage to the rear. The offices are finished to a good standard of specification with carpeted floor coverings, electric heating and trunk cabling. The office area is subdivided into individual offices along with canteen, boardroom and toilets with shower facilities. Access to the warehouse area is via pedestrian doors internally from the office area and externally via automated roller shutter doors from the rear. The warehouse is divided into two sections. There is generous circulation space around the unit with carparking to the front and side of the property. In addition, there is an enclosed hardcore surfaced yard area to the rear of the property with gated access. The building extends to a total of 768 sq m (8270 sq ft).

## For further information contact:

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