

For Sale

Investment Opportunity



Unit D4
Southern Link Business Park
Naas
Co. Kildare
W91 EW22

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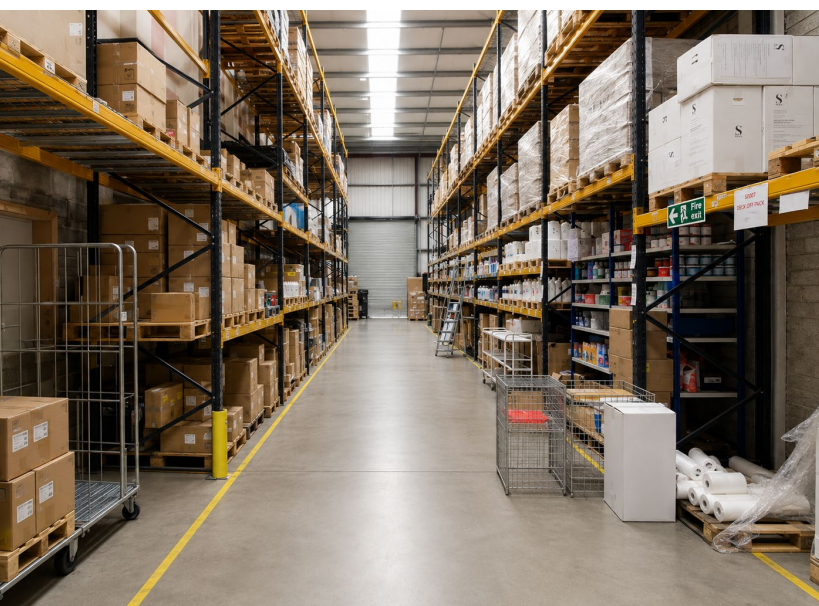


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- **Investment Opportunity - Let on a 10-year FRI Lease from July 2025 with Passing Rent of €62,500 per annum**
- **Commercial / Warehouse Unit extending to c. 5,432 sq.ft. (505 sq. m) GEA with additional Mezzanine accommodation**
- **Strategically positioned business park in Naas, close to M7 Motorway**

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Investment Sale



Location

- Naas is a key industrial and commercial hub in the Greater Dublin Area - strategically located on the M7 motorway, southwest of Dublin city centre
- The Property is situated in Southern Link Business Park, just off the R445 (Newbridge Road), c. 1km from M7 Motorway at Junction 10
- A well-established commercial and industrial estate, accommodating a range of Warehousing, Retail and Office occupiers.

Description

- Modern mid-terrace industrial unit comprising warehouse, office and retail accommodation over ground, first and mezzanine levels.
- Benefiting from air-conditioning, suspended ceilings & carpet flooring in the retail & office areas along with ample car parking.

Lease

- Term: 10-year Lease Term
- Commencement Date: July 2025
- Passing rent: €62,500 per annum.

Tenant

Sally Beauty (www.sallybeauty.co.uk), a division of Sally Beauty Holdings and part of the world's largest distributor of professional hair and beauty supplies.

Ratable Valuation **Quoting Price**
€32,700 On Application

Service Charge
TBC



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Accommodation Schedule

Retail	2,799 sq.ft (260 sq.m)
GF Warehouse	2,632 sq.ft (244.5 sq.m)
Mezz Warehouse	2,970 sq.ft (275.9 sq.m)
1st Floor Office	745.6sq. ft (69.27 sq.m)
Total	9,146.6 sq. ft (849.7 sq.m)