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Unit W5E
Ladytown Business Park
Naas
Co. Kildare
W91 YC89

To Let

Industrial Unit



708 sq.m (7,627 sq.ft)



Roller Shutter Door



Motorway Access

BER D1

PROPERTY FEATURES

- Industrial Unit with Office and Warehouse Accommodation
- Extends c. 708 sq.m (7,627 sq.ft)
- Central Location close to M7 Junction 10
- Ample Parking



LOCATION

Ladytown Business Park is situated less than 2km from junction 10 of the M7, 4kms south of Naas and 37kms south west of Dublin city centre. The location is undergoing a major redevelopment and is considered one of the county's premier business and industrial locations. 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.

Quoting Rent	On Application
Service Charge	€2,400
Rateable Valuation	€20,500
Viewing	By Appointment

DESCRIPTION

The subject premises is a mid-terraced Industrial Unit consisting both office and warehouse accommodation. The building extends to c. 708 sq. m. (7,627 sq. ft.) and is constructed of concrete block walls, aluminium doors and windows, metal cladding to the upper floor, all under a double skin insulated roof deck.

The two-storey office accommodation located to the front of the building extends to c. 229 sq.m (2,465 sq. ft) and has two pedestrian entrances and access to the warehouse. The office is arranged on the ground floor as 2 open plan offices, 2 modular offices, a kitchen/canteen, toilet facilities and a boardroom at ground floor level and a large open plan office on the first floor. The modern offices benefit from LED lighting, perimeter trunk cabling, and concrete floors with carpet and vinyl coverings.

The warehouse accommodation located to the rear of the building extends to c. 480 sq. m (5,167 sq. ft), including 230 sq. m (2,475 sq. ft) at mezzanine level. The warehouse benefits from a concrete floor, LED lighting, 3 Phase power and Roller Shutter door and two Pedestrian doors



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