

# To Let

## Office Suite



## Head Office, Naas Enterprise Park, Naas, Co. Kildare

- High Quality Office Accommodation
- Extending 250.5 sqm (2,697 sq. ft)
- Designated Parking
- Central Location

## Accommodation

| Description  | Sq.m / Sq. Ft                   |
|--------------|---------------------------------|
| Office Suite | 205.5 / 2,697                   |
| <b>Total</b> | <b>205.5 sq.m (2,697 sq.ft)</b> |



## Rates & Services

| Rateable Valuation | Annual Service Charge | BER           |
|--------------------|-----------------------|---------------|
| On request         | €0.33 p.s.f           | <b>BER D1</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. The subject property is situated in Naas Enterprise Park, just off the M7 motorway at the newly upgraded Junction 10 Naas South, on 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. Occupiers include well known national and international companies such as DSV, BMW, HSE and Primark. The subject property occupies a prominent position at the entrance to the park.

## Description

The subject property comprises ground floor office suites extending to 250.5 sq. m (2,697 sq. ft.). The office is laid out to provide entrance lobby, two reception areas, five cellular offices, boardroom along with a number of storage rooms, kitchen and toilet facilities. The offices have been fitted to a high standard to include timber floor coverings, chandeliers as well as decorative coving and centrepieces. The offices have the benefit of recessed lighting, fire and intruder alarms, air conditioning, gas fired central heating and IT & phone cabling. There are 10 designated parking spaces provided to the front of the office.

## For further information contact:

Darac O'Neill

☎ 045 856 604  
 📞 087 965 6063  
 ✉ darac@oneilandco.ie

Stephen Keeler

☎ 045 856 604  
 📞 085 717 1593  
 ✉ stephen@oneilandco.ie

Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. License No: 001224. Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland.

