

Commercial

Coonan
PROPERTY



Unit 2B/2C, Elm House, Millenium Park, Naas, Co. Kildare.

- Purpose built first floor, two-storey office space extending to approx. 203.3 sq.m. (2,185 sq.ft.) and fitted out to a high standard
- Located in the very sought after Millennium Park, Naas business campus
- Located adjacent to Junction 9A off the M7 motorway
- 8 designated parking spaces with ample guest parking
- Multiple private offices throughout along with open plan space on both floors

Office space
extending to
approx. 203.3 sq.m.
(2,185 sq.ft.)

Price in Excess:
€575,000
Exclusive

Private Treaty

Description

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This purpose built office comprises of a first floor, 2 storey office extending to approx. 223.3 sq.m. (2,403 sq.ft.) which is fitted out to a very high standard in Elm House, Millennium Park, Naas.

The bright office consists of a large open plan work space at both first and second floor, canteen area on both floors, bathroom on both floors, a board room and private offices also.

The subject property also benefits from 8 designated parking spaces with ample guest parking throughout the business campus.



Location

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Naas stands as the largest urban hub in County Kildare and serves as the county's capital town. Positioned within the greater Dublin Region, Naas has experienced significant population growth in recent years and plays a vital role as a commercial and service centre for the county.

The subject property is situated in Millennium Park, a premier business location close to Naas town centre with direct access to the M7 Motorway at Junction 9A. The Park offers state of the art services and connectivity. Neighbouring occupiers include AIB, Kerry Group and HSE.



Services

Electric heating
High speed broadband

Management Fees

We have been advised the annual management fees are currently in the region of €9,575.

Local Authority Rates

We have been advised the annual local authority rates are in the region of €4,672.

Additional Information

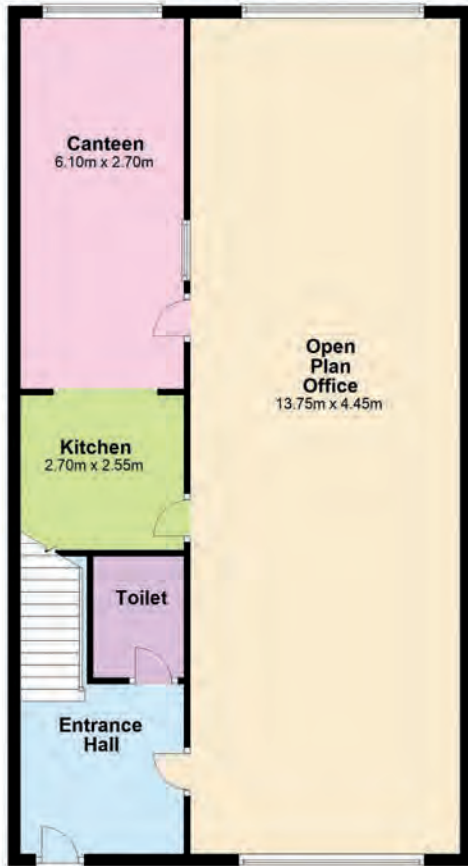
Lift and stairs access to the office
Gigabit fibre network available
Balcony area on first floor
Private bathrooms on both floors
Canteen area on both floors
Multiple private offices throughout
Large private meeting room
Intruder and fire alarm
8 designated parking spaces



Floor Plans

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Ground Floor

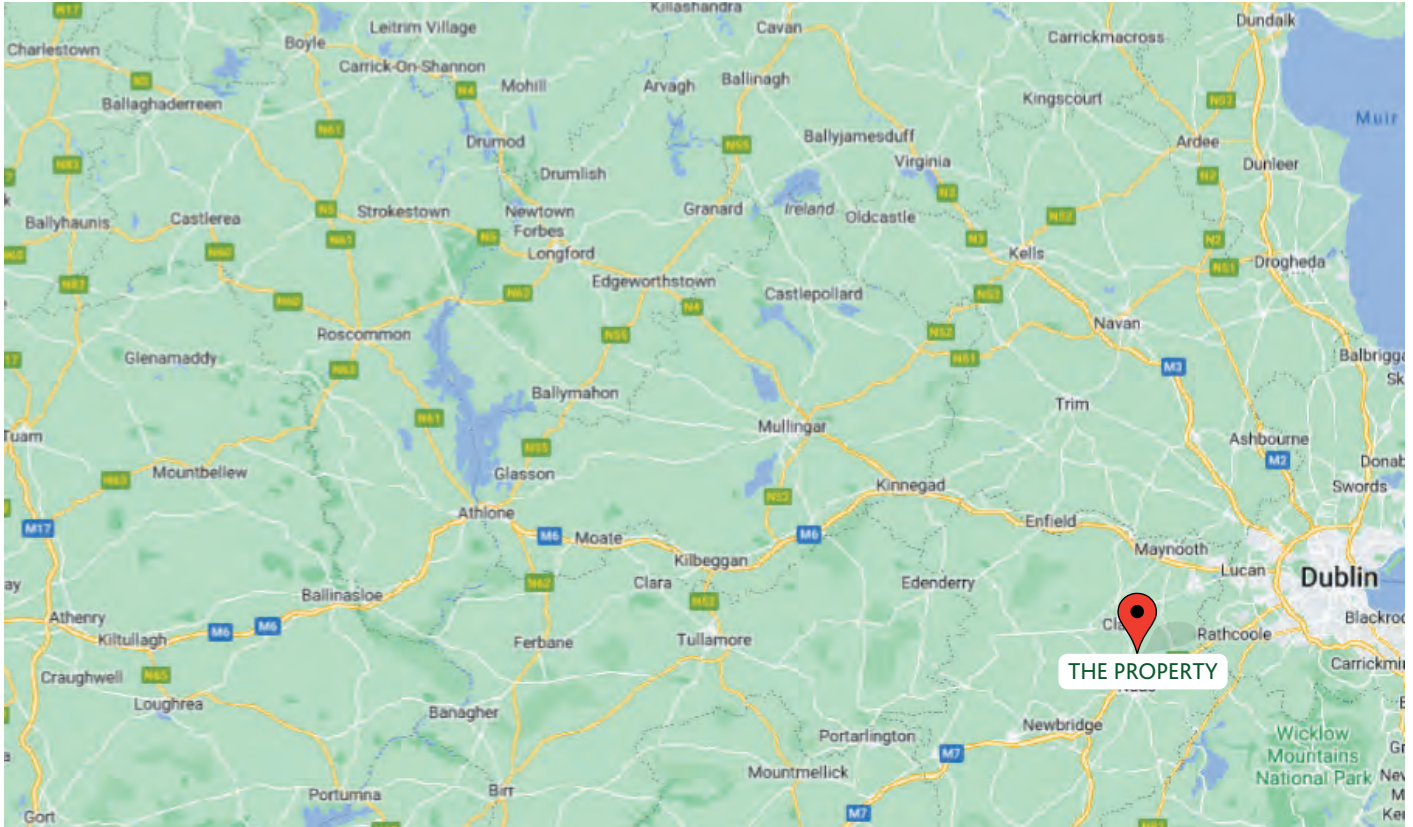


First Floor



Directions

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Eircode

W91 XH74

BER

BER C3

Viewing

By appointment only at any reasonable hour.

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Contact:

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