

Commercial

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PROPERTY



Unit H8, Maynooth Business Campus, Maynooth, Co. Kildare

- Comprises of a terraced two storey own door office building extending to approx. 6,500 sq.ft. (603.86 sq.m.)
- The offices are laid out over two floors and the finish includes screed concrete floors, light weight suspended ceiling, double glazing and air conditioning
- Accommodation includes a reception area, boardroom, a number of offices, kitchen facilities and toilets on both floors
- Maynooth Business Campus is an office/warehousing park and the subject unit has the added benefit of dedicated car parking spaces which are mostly situated to the front of the building

**Terraced two
storey office
approx. 6,500 sq.ft.
(603.86 sq.m.)**

Rent:

**€80,000 per annum
(Exclusive)**

Private Treaty

Accommodation

The approximate measurements are gross internal.

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GROUND FLOOR:

Entrance	2.9m x 2.1m	Suspended ceilings and recessed lighting.
Reception area	6.2m x 4.7m	Carpet, suspended ceilings and recessed lighting.
Storage	1.1m x 1.1m	
Office 1	1.8m x 1.9m	Carpet, suspended ceilings and recessed lighting.
Office 2	4.2m x 4.3m	Carpet, suspended ceilings and recessed lighting.
Office 3	4.2m x 4.3m	Carpet, suspended ceilings and recessed lighting.
Office 4	3.8m x 3.9m	Carpet, suspended ceilings and recessed lighting.
Hall	(4.3m x 5.2m) x (6.2m x 4.3m) x (1.6m x 3.4m)	Carpet, suspended ceilings and recessed lighting.

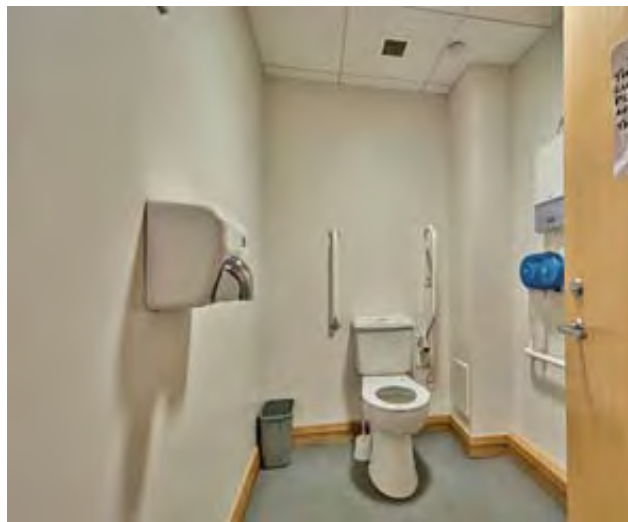




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Comms room	3.9m x 2.7m	Raised tiled flooring.
Inner Hall	10.3m x 2.0m	Carpet, suspended ceilings and recessed lighting.
Storage 3	2.2m x 0.8m	
Bathroom	(1.5m x 1.5m) x (1.2m x 1.4m) x (2.6m x 2.8m)	Laminate flooring, w.c. and h.w.b.
Canteen area	4.1m x 6.9m	Laminate and carpet flooring, oven, hob, stainless steel sink and tiled splashback.

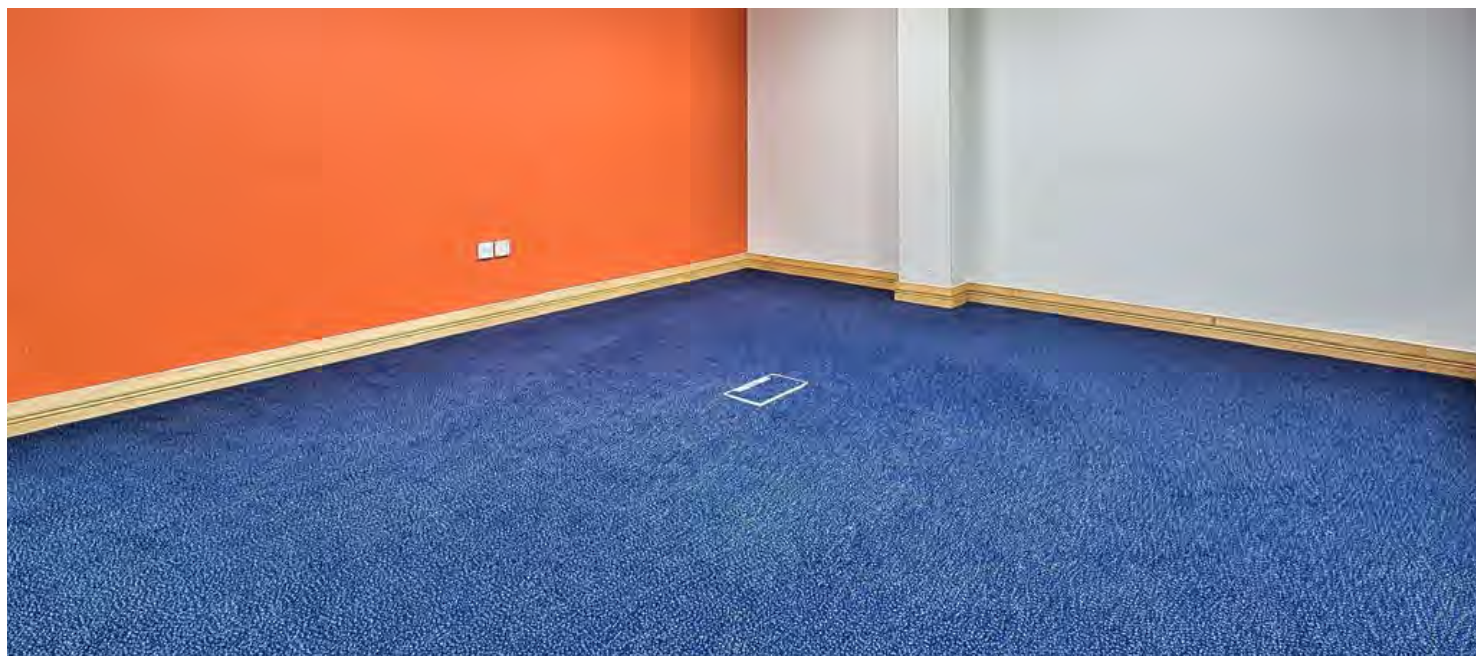


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FIRST FLOOR:

Landing	2.0m x 1.2m	Carpet, suspended ceilings and recessed lighting.
Hallway	1.5m x 1.8m	Carpet, suspended ceilings and recessed lighting.
Bathroom	(1.5m x 1.2m) x (2.2m x 1.4m) x (2.3m x 2.8m)	Laminate flooring, w.c., w.h.b. and tiled splashback.
Shower room	2.3m x 1.7m	Laminate flooring, tiled walls and hot press.
Hall	1.9m x 2.4m	Carpet, suspended ceilings and recessed lighting.
Office 5	4.9m x 2.7m	Carpet, suspended ceilings and recessed lighting.
Open area	(10.1m x 4.9m) x (17.4m x 4.2m) x (2.8m x 2.1m) x (8.8m x 12.1m)	Carpet, suspended ceilings and recessed lighting.



Location

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Location

Maynooth Business Campus is a modern prestigious office park development strategically located fronting to the M4 Motorway exit at Maynooth.

The Campus is accessed from a roundabout at the junction of Straffan Road (R406) and the M4 Motorway slip road to Maynooth. The Campus is situated approximately 23 km from Dublin City Centre and approximately 28 km from Dublin Airport.

Additional Information

Attractive landscaping throughout the campus
Suspended ceiling incorporating recessed lighting
Laminate flooring & carpet
Alarmed
IT and phone points throughout
Designated car parking spaces

Services

Connected to mains services and gas central heating.

Management Fees

The property is subject to an annual management fee, to be confirmed.

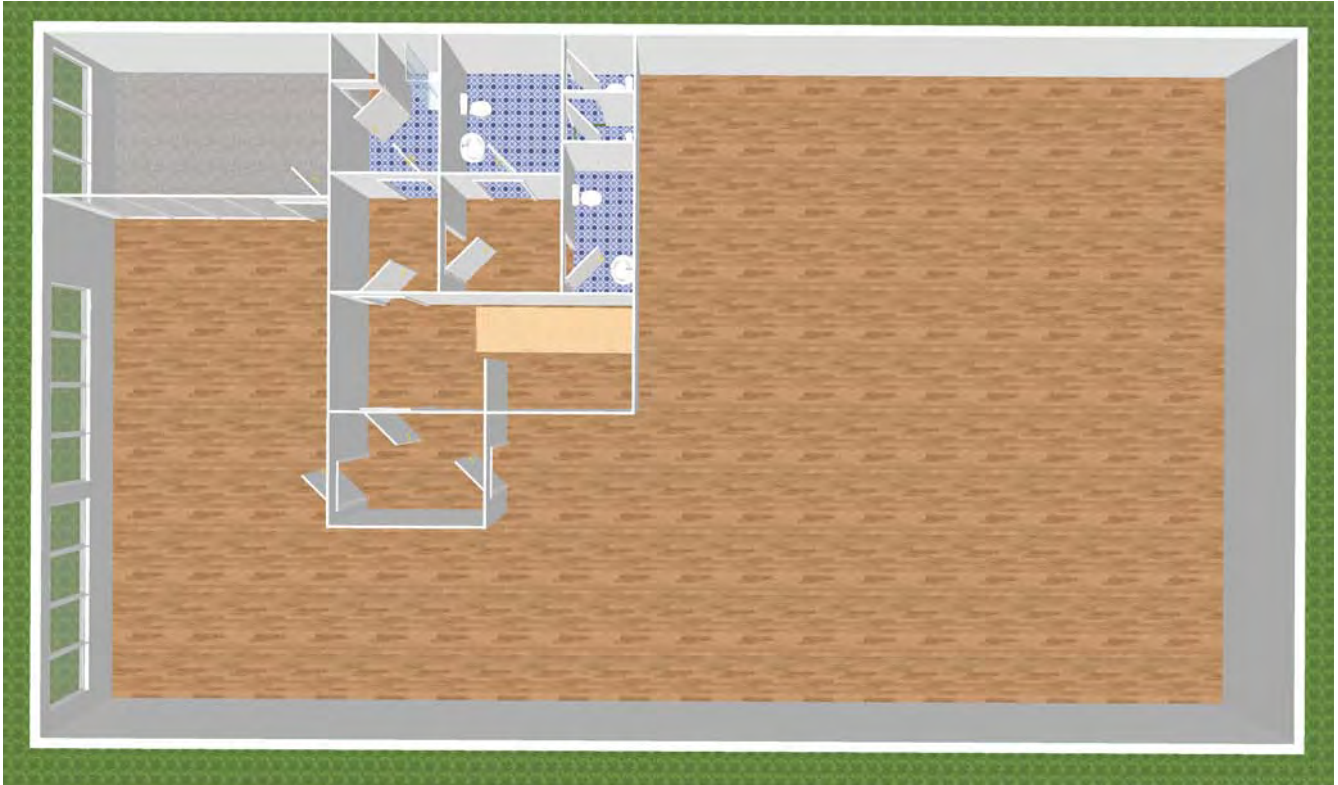
Local Authority Rates

To be confirmed.



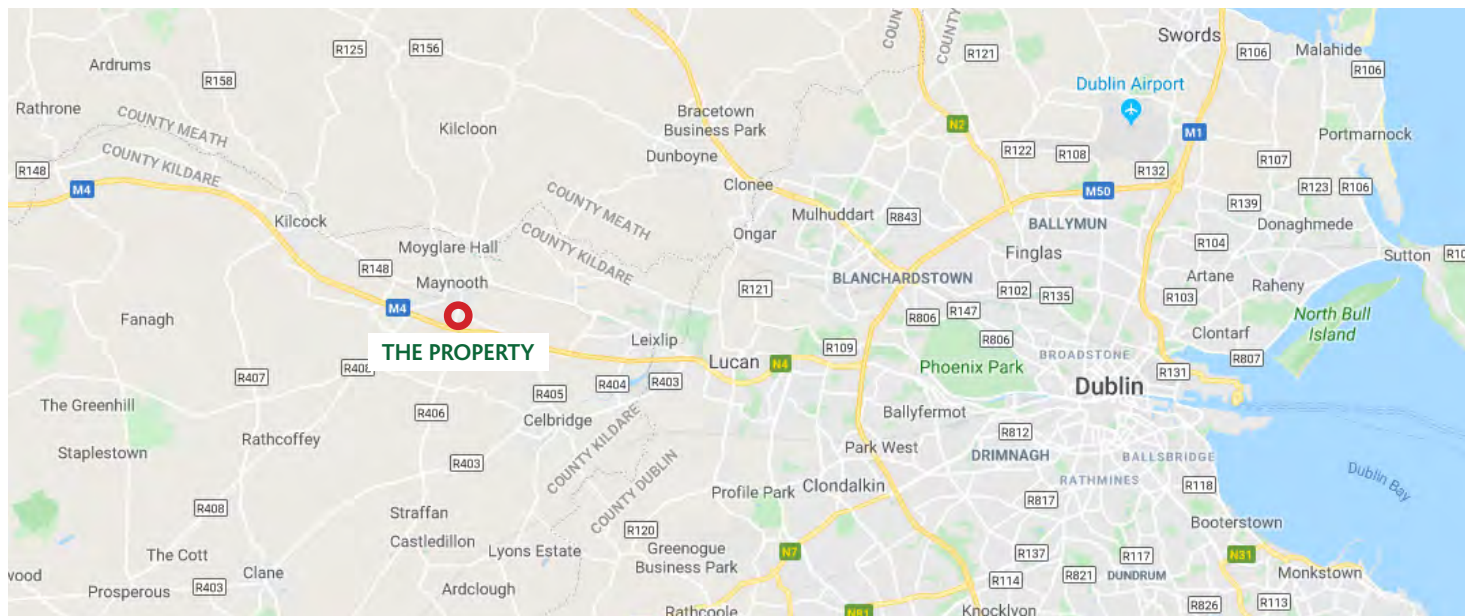
Floor Plans

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Directions

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BER
C2

Directions

Eircode: W23 HR64

Viewing

By prior appointment at any reasonable hour.



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