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For Sale / To Let

Superb HQ Logistics facility at Johnstown, Naas, Co. Kildare.



- Superb HQ logistics facility of approx. 10,266 sq.m. including approx. 2,133 sq.m. of high-quality office accommodation on a total site area of approx. 2.16 hectares
- Almost instant access to the N7 via Junctions 8 and 9 and approx. 20 km from Junction 9 on the M50 (M50/N7 junction) which provides motorway access to Dublin Airport, the Dublin Port Tunnel and to all of the major arterial routes to Dublin
- The Naas environs have been chosen by Penneys, DSV, Aldi and Lidl for their national distribution centres underpinning the prime location of this area as a national logistics centre

BER C1

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Boundary line for indicative purposes only

Location

Johnstown is located on the southern side of the Naas Road (N7) approx. 2.5 km northeast of Naas town centre and approx. 20 km southwest of Junction 9 on the M50 (Naas Road/M50 junction) which provides rapid motorway access to the Port Tunnel, Dublin Airport and all of the main arterial routes to and from the city. The property enjoys unrivalled access to the Naas Road via Junctions 8 and 9 on the N7, which are within 1 km and 1.5 km of the property respectively. The Naas environs have been chosen by Penneys, DSV, Aldi and Lidl for their national distribution centres, underpinning the prime location of this area as a national logistics centre.

Description

The property is a detached logistics facility incorporating architectural wall panels to the front elevation and a combination of red brick/pebble dash blockwork to the side and rear. The property has been constructed in a number of phases and comprises a high quality two-storey office section to the front elevation, a bonded warehouse adjoining the offices to the rear, the original warehouse and the warehouse extension. The original warehouse comprises an insulated asbestos roof incorporating translucent panels, while the bonded warehouse and warehouse extension, comprise

insulated metal deck-roofing with translucent panels to the warehouse extension only.

The property has the benefit of a large yard to the side and rear, which is ideal for circulation, truck parking and external storage etc.

Warehouse

- Concrete/metal-frame construction
- Full-height concrete block walls
- Sealed concrete floor
- Clear internal height approx. 6.7 m
- Eight automated dock levellers plus four automated up-and-over roller-shutter doors
- Fluorescent strip-lighting
- Battery charging points

Offices

- Mixture of suspended ceilings with recessed fluorescent lighting and painted and plastered ceilings with spotlights
- Painted and plastered walls
- Gas fired radiators and a warm air-handling system
- Cartridge type units providing heating and cooling
- Mixture of wall-mounted sockets and recessed floor boxes
- Double-glazed PVC doors and windows
- Combination of open-plan and partitioned offices incorporating a large high quality double height reception area
- State of the art boardroom
- Canteen

The property is situated on a self-contained site and access is via double steel gates which lead to an access controlled security hut. The boundaries include a combination of steel/palisade fencing and pre-cast concrete with timber fencing above. The property has the benefit of external lighting, a water tank for fire services and a back-up generator.



Loading to rear elevation



Boardroom



Reception

Accommodation

Approx. gross external floor areas:

Area	sq.m.
Main Offices	1,890
Offices within original warehouse	243
Warehouse	8,133
Total	10,266

The site area is approx. 2.16 hectares (5.33 acres). Intending tenants must satisfy themselves as to the accuracy of the measurements provided above.

Rates

The rateable valuation of the property is €793.59
The rates payable for 2015 were €54,718.03

Services

We understand that all mains services including 3-phase power, are provided and connected to the property

Price / Rent

On application

BER Rating

C1

BER No.

800456311

Energy Performance Indicator

55.37 kgCO₂ /m²/yr1.15

Inspections

All inspections are strictly by appointment through the joint agents.