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## UNITS 16 & 17 FRIARY ROAD BUSINESS PARK FRIARY ROAD NAAS CO. KILDARE



### Location

Naas is the administrative capital of County Kildare. 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 town is situated on a national transportation corridor and is serviced by the M7/M9 arterial route linking major urban centres including Dublin, Limerick, Cork & Waterford. Naas Town centre has developed as a prime retail location within Kildare County and has attracted many high street retailers including Boots, Meadows & Bryne, Eddie Rockets & Costa Coffee. The subject property occupies a prime position on Friary Road, Just off Main Street.

### Size

**221.35 sq. m. (2,383 sq. ft.)**

### Get in Touch

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Naas, Co. Kildare**

**TO LET**

**HIGH PROFILE  
RETAIL UNIT**



**RENT**  
**€25,000 PER ANNUM**

## Description

The subject property comprises a high-profile retail unit situated just off Main Street at Friary Road. The unit enjoys excellent footfall with neighbouring occupiers including In Focus Opticians, La Pause Cafe and Amazons Beauty. This unit extends to a total of 221.35 sq. m. (2,383 sq. ft.) laid out as retail at ground floor level with storage space and toilets at first floor level. The property benefits from tiled floors, air conditioning, CCTV, alarm, electric roller shutter and a suspended ceiling with LED light fittings.

On-street parking is available directly outside the unit with additional parking available to the rear.

Viewing is highly recommended.

## Lease & Financials

- Service Charge: TBC
- Commercial Rates: c. €7,800
- Available **To Let** under flexible lease terms

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**221.35 sq. m.**  
**(2,383 sq. ft.)**



**Naas Town Centre**



**Car Parking**



**Air Conditioning**

**BER**



**Viewing**

**Strictly by appointment only**