



**TO LET**

**UNIT D2 - M7 BUSINESS PARK**

**NEWHALL | NAAS | CO KILDARE**

**W91 XK44**



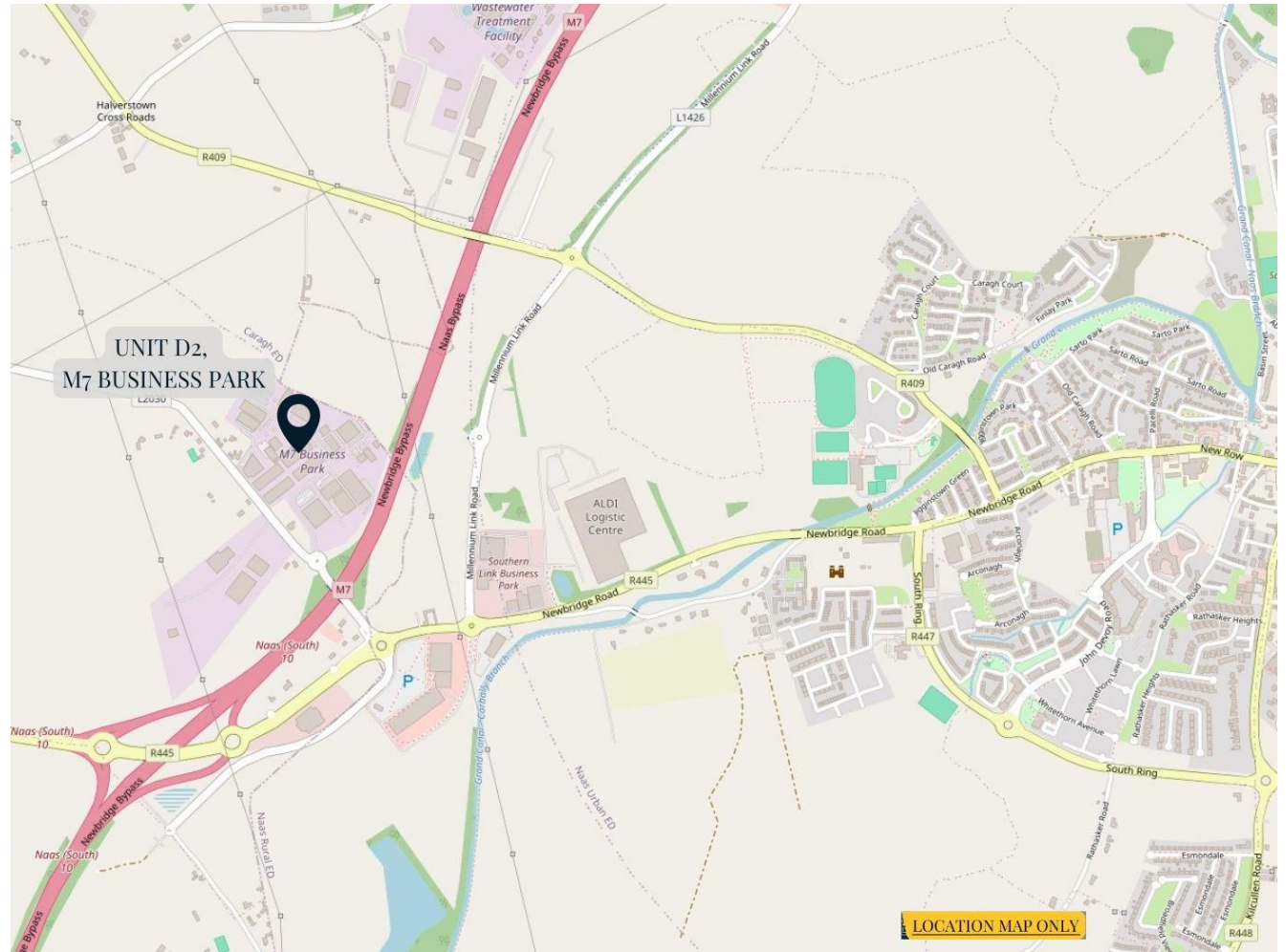
# TO LET

## LOCATION

The property is situated in the M7 Business Park on the northern side of the M7 at junction 10 close to Naas town. 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.

M7 Business Park was completed in 2007 and is considered one of the county's premier business/ industrial locations. The park is a mixture of large detached and small terraced industrial units with office elements. Surrounding occupiers include KFM Radio, Mongey Communications, Profile Systems, Enfer Scientific and Clonmel Enterprises.



6 mins

13 mins

24 mins

38 mins

40 mins

Naas

Newbridge

M50 Redcow

Dublin Airport

Dublin City Centre

# DESCRIPTION

The property comprises a mid-terrace warehouse unit extending to 480 sq. m. (5,166 sq ft). The building is a steel framed construction finished in a combination of concrete block walls and twin skin insulated metal clad roof with incorporated 10% Perspex roof lights. The warehouse is accessed via a full height electric roller shutter door and extends to 352 sq.m. (3,788 sq.ft). The warehouse has a reinforced concrete floor, an eaves height of 6 m and benefits from three phase power, The offices extend to 128 sq. mt. (1,378 sq. ft.) and have been arranged to provide a modern office with kitchen and toilet facilities over ground level and first floor level. The offices are fitted to include suspended ceilings incorporating recessed light fittings, telephone, electric and IT points. The property is fitted with an intruder alarm & fire alarm. The property also benefits from dedicated parking spaces. There are 7 Dedicated carparking spaces and good access to the front and rear of the property.







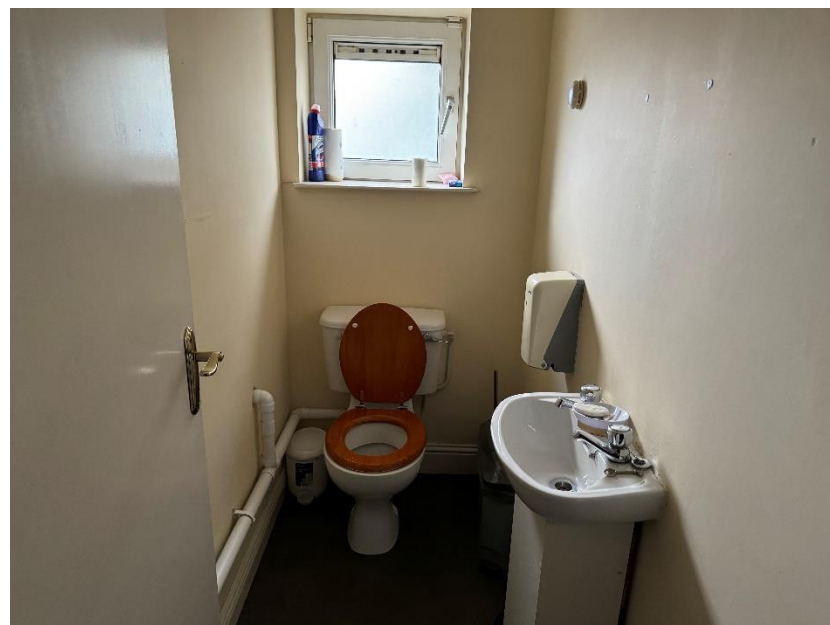
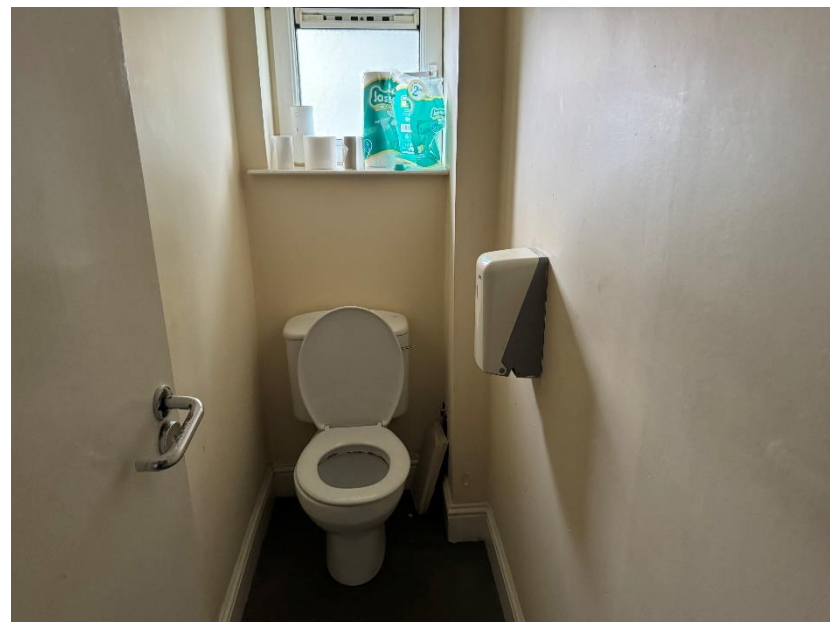






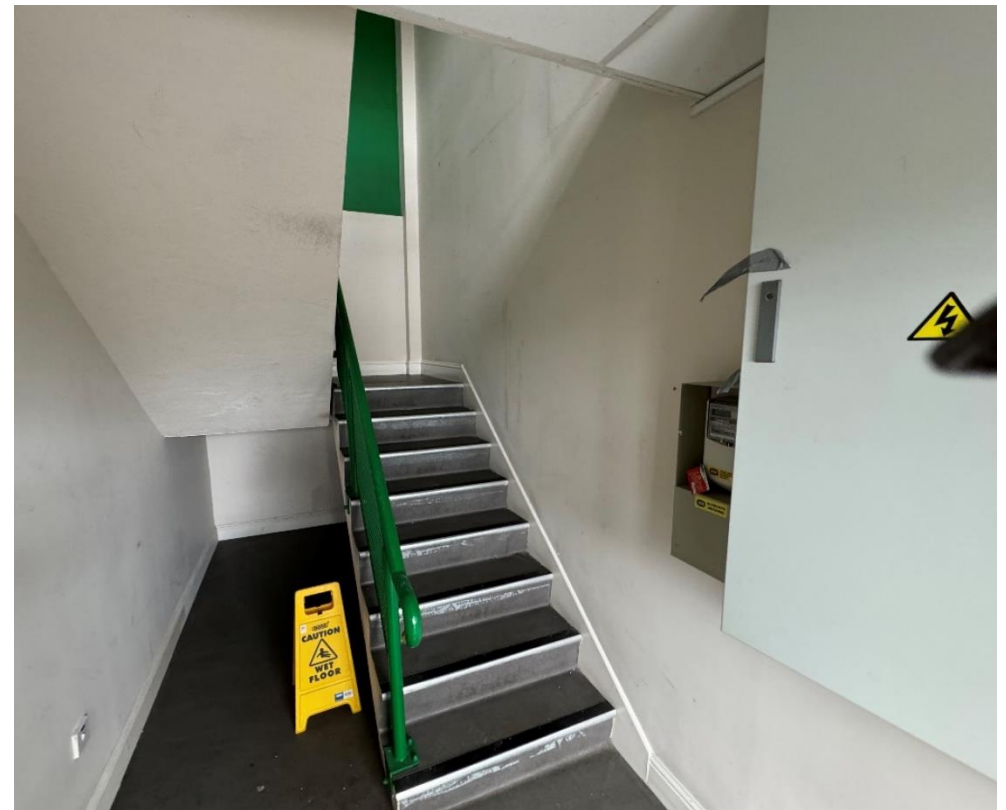


# FACILITIES



# FEATURES

- Mid-terrace warehouse
- Excellent location, close to J10 - M7
- Extends 480 Sq. Mt (5,166 Sq. Ft)
- Dedicated Parking
- 6 m Eaves height





## VIEWING:

By Appointment Only

## PRICE REGION:

**€59,000 Per Annum**

Plus VAT, Rates & Building Insurance.

## BER:

**C1 (801009523)**

## LETTING AGENT:

J.P. & M. Doyle  
105 Terenure Road East  
Dublin 6  
D06 X029

## CONTACT US

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