

# To Let

## Modern Town-Centre Office



### **Railway Mews Dublin Road Naas County Kildare**

- Modern Ground Floor Office
- Newly Built
- Town-Centre Location
- Private Parking

## Accommodation

Description	sq. m. (sq. ft.)
Retail Unit	47.1 sq. m. (507 sq. ft.)
<b>Total</b>	<b>47.1 sq. m. (507 sq. ft.)</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
To be confirmed	N/A	<b>BER B3</b>

### Rent

On Application

### Viewing

By appointment only

### 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 has developed as a prime retail location within Kildare County and has attracted many high street retailers including Boots, Meadows & Byrne, Eddie Rockets & Costa Coffee. The subject property is centrally located on the Dublin Road providing easy access to Naas Town and the M7 Motorway.

### Description

The subject property comprises a detached office situated on the ground floor just off Main Street on the Dublin Road. The office has been recently constructed with concrete flooring extending to c 47.1 sq. m (507 sq. ft.). The floor area has been subdivided to provide three cellular offices and toilet facilities. The offices are wheelchair accessible, wired for an intruder alarm and have a new fire alarm system. The offices also have the benefit of LED lighting, electric storage heating, IT & phone cabling and attic storage with stair access. There is a private car park attached as well as street parking available on Railway Terrace.

## For further information contact:

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