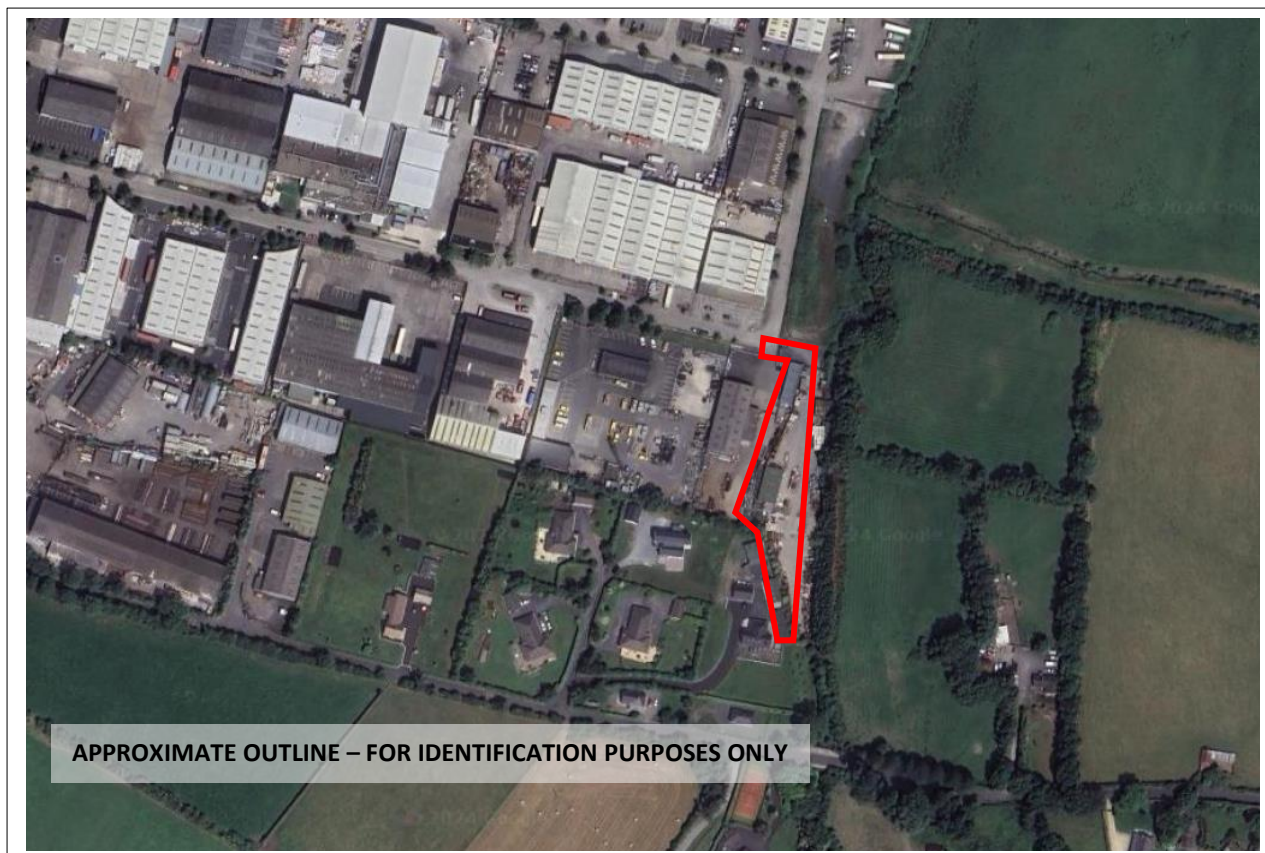


FOR SALE

SECURE INDUSTRIAL YARD

NAAS INDUSTRIAL ESTATE

NAAS, CO. KILDARE



APPROXIMATE OUTLINE – FOR IDENTIFICATION PURPOSES ONLY

KEY BENEFITS:

- Serviced secure yard
- 0.43 Ha / 1.06 Acre
- Established Industrial location in Naas.
- Entire zoned Objective H2: “Industry & Warehousing” under the Naas Local Area Plan 2021-2027.
- Detached workshop 165.5 sq. m. with three phase power
- Small office & toilets on site
- Sought after location just off the N7 at Junction 9 Naas North

**FULL INFORMATION PACK
AVAILABLE ON REQUEST**



Lavelle Commercial Property

6A Sycamore House, Millennium Park, Naas, Co. Kildare W91 P082

Telephone: (045) 540400

Email: info@lavellecs.ie PSRA: 003756

www.lavellecs.ie www.daft.ie www.myhome.ie

FURTHER INFORMATION & VIEWING

Stephen Talbot
T: 085 7218265
E: stephen@lavellecs.ie

Billy Grogan
T: 045 540400
E: billy@lavellecs.ie

FOR SALE

SECURE INDUSTRIAL YARD

Location

Situated on the eastern side of the Naas Road in a mature and popular industrial location. Naas Industrial Estate is an ideal location for a wide variety of end users given its close proximity to the N7/Junction 9, only approx. 1.5km away and approx. 3.3km from northeast of Naas town centre. The location enables easy access to the M50 Motorway (approx. 22km), which provides direct access to Dublin City Centre (approx. 32.2km), Dublin Airport (approx. 42.4km), Dublin Port Tunnel (approx. 43.6km) and all main aerial routes to and from Dublin city. Occupiers in the locality include Amalgamated Hardware PLC, Boston Access, Character Print Solutions, ESB Networks, Height Platforms Ltd., Irish Dog Foods Ltd. (Multiple Facilities), Summit Hydraulics, amongst others.

Property

The property comprises a part concrete/part hardcore surfaced yard of 0.43 Ha (1.06 acres) with a detached workshop (165.5 sq.m.) on site benefitting from three phase power together with a small office and toilets to the front of the site. Linear site ideal for a number of uses (STP). The site is level and bounded by the Morell River on the east, by Industrial Premises (Redman Fisher Ltd.) to the west and residential to the southwest.

Description	sq.m.	sq.ft
Workshop	165.5	1,782

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

Zoning

The entire is zoned Objective H2: "Industry & Warehousing" under the Naas Local Area Plan 2021-2027.

Services

We understand that site has main services. However, interested parties are required to satisfy themselves as to the present availability and adequacy of all services.

Title

We have been informed that the site is freehold.

Price

€500,000 (excl. VAT)

Viewing

Strictly by appointment only.



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