

# To Let

## Commercial Property



## Unit 5 Monread Commercial Park Monread Road Naas County Kildare

- Well-Located Commercial Unit
- Ample Parking Available
- Good Access to N7 / M7
- Established Commercial Development

## Accommodation

Description	Sq m / Sq ft
Ground Floor	63 sq m (680 sq ft)
First Floor	61 sq m (659 sq. ft)
<b>Total</b>	<b>124 sq m (1,339 sq ft)</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
€9,190	TBC	<b>BER D1</b>



### Rent

€15,000 per annum exclusive

### Viewing

By appointment only

### Location

Monread Commercial Park is a development of six retail warehouse units positioned off the Monread Road close to junction 9 (Naas North) of the M7 Motorway and approximately c. 1.5 km from Naas Town Centre. The immediate area has become a retail warehouse hub for Naas with the development of the Globe Retail Park opposite the property which has resulted in large traffic flows and an excellent passing trade. Naas being the administrative centre of Kildare County 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. Neighbouring occupiers include Smiths Toys, Woodies DIY, Autocare, Colgan Sports, Murphy's Liquidation Furniture and and Jungle Den.

### Description

The property comprises a mid terrace building constructed of concrete block walls with exterior cladding. At ground floor the property incorporates reception area with studio space, 2 No. shower / changing rooms and toilet. There is a larger studio space at first floor level. The property extends overall to 124 sq m (1,339 sq ft). The property lends itself to a variety of uses including a yoga / fitness studio or office space. Ample customer and staff parking is available to the front of the unit. The building is well secured with an electric roller shutters, access control as well as intruder and fire alarms. The property also features timber floors and suspended ceilings with recessed and spot lighting.

## For further information contact:

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