

## For Sale

Investment Opportunity (Tenant not affected)

Industrial & Logistics Facility

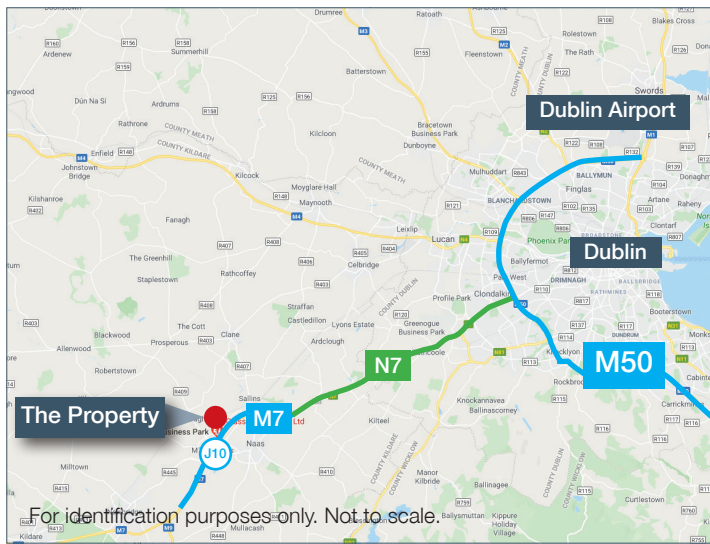
Unit 13 Osberstown Industrial Park, Naas, Co. Kildare



- Modern industrial investment opportunity in established industrial park.
- Excellent connectivity with immediate access to the M7 motorway via Junction 10 (Naas).
- Detached unit totalling approx. 1,512 sq. m. (16,275 sq. ft.) on approx. 1 acre.







## Location

The property is situated within Osberstown Industrial Park, which lies just west of Naas in Co. Kildare. The industrial park is strategically located only a 5 minute drive from the newly constructed junction on the M7 Motorway adjacent to the headquarters of Kerry Group. The park also benefits from ease of access to Naas town centre and the working population in the surrounding hinterland.

## Description

### Opportunity Summary

- Modern detached facility of approx. 1,512 sq. m., including approx. 656 sq. m. of three-storey offices on a large site of approx. 1 acre.
- Let to Glassco Recycling Ltd. on a lease from 22nd July 2019 for 1 year at a rent of €90,000 per annum excl.

### Warehouse

- Metal frame construction.
- Insulated metal deck roof with translucent panels.
- Fluorescent strip lighting.
- Reinforced concrete walls.
- Clear internal height approx. 9 metres.
- Sealed concrete floor.

- 7 no. automated ground level roller shutter doors.
- Warehouse office & canteen.
- Covered concrete yard surrounding both the rear and sides of the property.

### Offices

- Plastered and painted walls.
- Suspended ceilings with recessed fluorescent lighting.
- Electric storage heating.
- Perimeter trunking.
- Carpeted floors.
- Double glazed aluminium windows.

## Accommodation

Approx. gross external floor areas

Unit 13	Sq. m. (approx.)
Warehouse	789
Warehouse Office & Canteen	67
3 Storey Offices	656
<b>Total</b>	<b>1,512</b>
Canopy covered yard	1,169

*Intending tenants must satisfy themselves as to the accuracy of the floor areas referred to throughout this brochure.*

## Services

We understand that all mains services including 3 phase power are provided and connected to the properties.

## Rates

The rateable valuation of the property is €64,500. The rates payable to Kildare County Council for 2019 is €14,486.70.

## Service Charge

Service Charge budget (2019) is €1,577.66 per annum excl.

## Inspections

All inspections are strictly by appointment through Savills.

## Price

On application

## BER

BER Rating: C3  
BER No.: 800726440  
Energy Performance Indicators:  
395.13 kWh/m<sup>2</sup>/yr 1.39

**Further Information**  
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