

# Commercial

**Coonan**  
PROPERTY



## Unit J4 Maynooth Business Campus Maynooth, Co. Kildare

- Well laid out 1st floor modern office space extending to approx. 136 sq. m (1463 sq. ft.)
- Ample visitor car parking.
- Strategically located just off the M4 at junction 7 Maynooth
- High profile campus located only 22km west of Dublin

**Modern Office  
Space**  
Extending to  
Approx. 136 sq. m

Guide Price:  
**€25,000**  
PA

**For Lease**

# Specification

**Coonan**  
PROPERTY

Common/  
Reception Area      4.89m x 4.23 +  
10.11m x 2.79m  
+ 3.7m x 4.68m

Office 1      3.44m x 4.27m

Office 2      3.4m x 4.9m

Office 3      3.97m x 2.44m

Office 4      3.89m x 2.49m

Office 5      3.58m x 3.9m

Kitchen      1.34m x 2.34m

Comms Room      With storage units and 2 x staff toilets off.





# Description

**Coonan**  
PROPERTY

## Location

Maynooth university town is located approximately 23 km from Dublin and is accessed via the M4 motorway on the Dublin/Galway route. Fast becoming a major satellite town, Maynooth and its environs can provide all the requirements of the modern family with excellent employment opportunities in the area, first class leisure amenities, both sporting and leisure and a wide range of shops both in the town and the Manor Mills & Carton Park shopping centre. There is also the benefit of a regular train service to Dublin from the Arrow rail station.

Multinationals nearby include Intel and Wyeth.

The subject property is located just off the M4 Motorway.

## Services

Connected to mains services and gas central heating

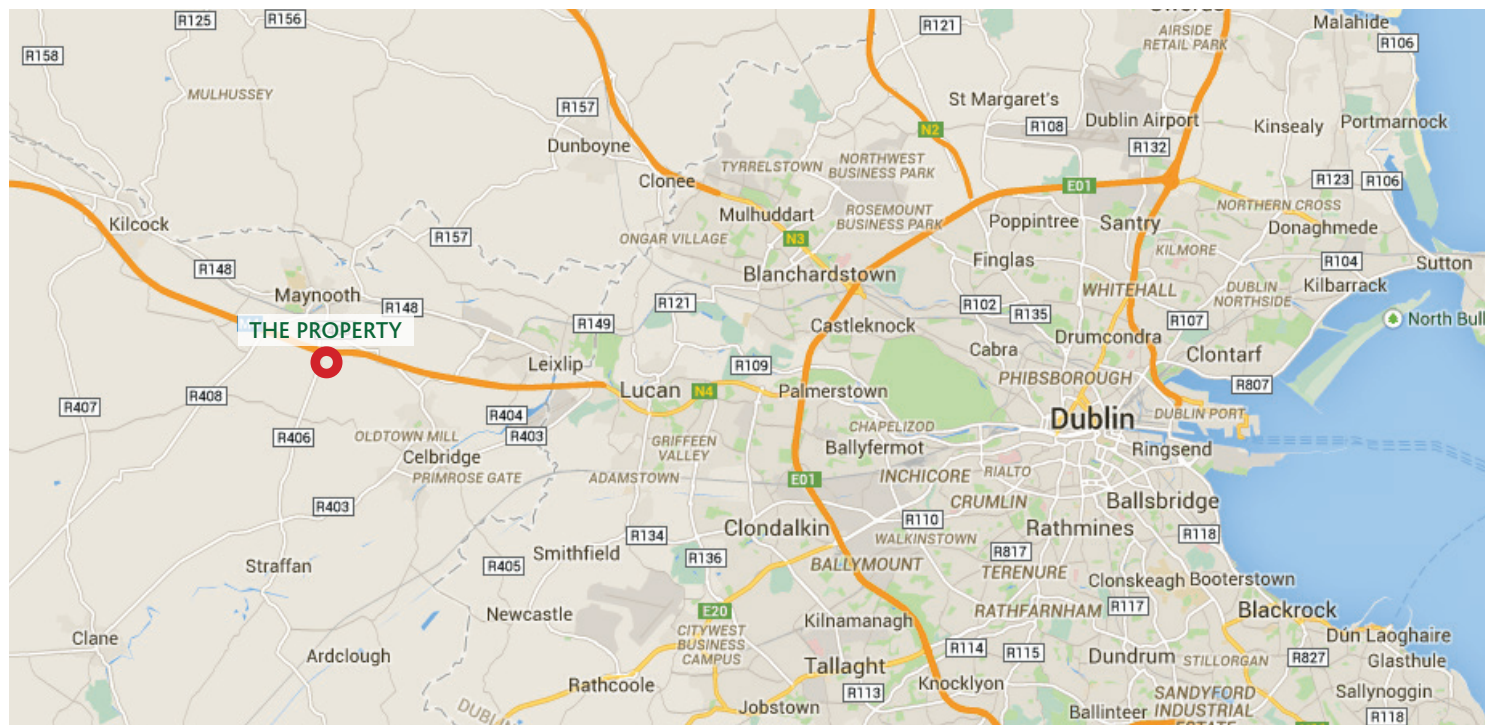
## Additional information

- Modern office space with high standard of finish
- High quality partitioned offices
- Attractive landscaping throughout the campus
- Fully fitted modern canteen
- Ample visitor car parking
- Designated car parking spaces
- Alarmed
- Solid doors throughout
- Gas fired central heating
- Computer and phone points throughout
- Measurements are gross internal
- All offices thermostat controlled.



# Directions

**Coonan**  
PROPERTY



## Directions

From Dublin take the M4 out past Lucan and Leixlip until the turn off for Maynooth. Take the slip road from the motorway up to a roundabout. The Business Campus is the first exit off the roundabout on the left hand side. Block J is the last building facing the motorway.

**Coonan**  
PROPERTY

### Contact Information

Property House, Main Street, Maynooth, Co. Kildare  
Tel: +353 1 6286128  
Email: [info@coonan.com](mailto:info@coonan.com)  
Coonan Contact: **Will Coonan**

**COONAN**  
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers  
For the Best Mortgage Deal to Suit your Needs Call  
01 5052718 / [info@coonanmortgage.com](mailto:info@coonanmortgage.com)

**Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.**

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to [info@coonan.com](mailto:info@coonan.com)



[coonan.com](http://coonan.com)