



Unit 13
Osberstown Industrial Park
Naas
Co. Kildare

To Let

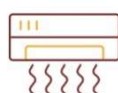
BER C2



161 Sq.m
(1,733 Sq. ft)



Car Parking



Air Conditioning

Modern Office
Accommodation

PROPERTY FEATURES

- High Quality Office Accommodation
- Extends 161 sq m (1,733 sq ft)
- Secure Access Control
- Extensive Parking

LOCATION

Osberstown Business Park is located on the outskirts of Naas town on the Caragh Road (R409) with substantial frontage to the M7 Motorway. Access is provided via the Western Link Road which forms part of the overall Naas Ring Road. The new Junction 9A now provides direct access onto the Western Link Road from the M7 Motorway. The development comprises a number of serviced sites and over the last decade a number of occupiers have developed facilities within the park these include Wilton Group, Irish International Trading, Superior Pipes and Farmbake Bakery.

DESCRIPTION

The subject property comprises well fitted office accommodation extending to 161 sq m (1,733 sq ft). The offices are laid out over the second floor with access provided via stairwells from the main reception. The offices are completed to a high level of specification to include CAT 5 cabling, suspended ceilings, floor covering, air conditioning and heating system, comms, along with toilets and tea station facilities. The offices have been subdivided to provide both individual and open plan office arrangements as well as a board room. Internal doors have been fitted with FOB access controls. There is extensive car parking to the front of the property.

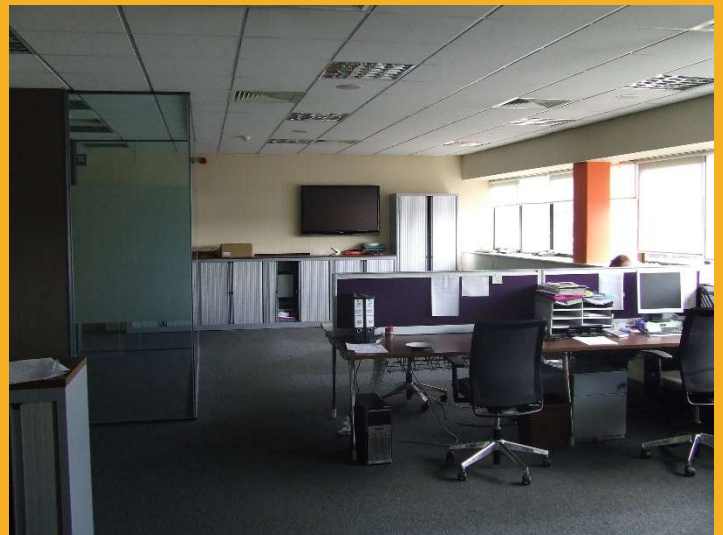
ACCOMMODATION Sq.m. (Sq.ft.)

Measurement Application - IMPS

2 nd Floor Office	161 / 1,733
Total:	161 sq m / 1,733 sq ft

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

Rateable Valuation	Annual Service Charges
On Application	On Application



Agent:

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