



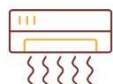
First Floor Offices  
Trident House  
Dublin Road  
Naas  
County Kildare  
W91 VY6W

# To Let

**BER C3**



125 sq. m. (1,345 sq. ft.)



Air Conditioning



Parking

The subject property comprises a first floor office extending to 125 sq. m. (1,345 sq. ft.).

## PROPERTY FEATURES

- Excellent Location
- Close to Town Centre
- Extends to 125 sq. m.
- Car Parking

The subject property comprises a first-floor office extending to 125 sq. m. (1,345 sq. ft.). The property is laid out with reception, open plan office area, four cellular offices, kitchen and bathrooms. The property has been fitted out to a good standard throughout and includes suspended ceilings, air conditioning and IT connections. The office is also carpeted and benefits from double glazed windows. Two car parking spaces are allocated for the property and access is provided through a shared door with intercom and intruder alarm.

## ACCOMMODATION sq. m. (sq. ft.)

Office	105 sq. m. (1,130 sq. ft.)
Ancillary	20 sq. m. (215 sq. ft.)
Total:	125 sq. m. (1,345 sq. ft.)

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

## RATES & SERVICES

Rateable Valuation	Annual Service Charges
€13,810	On Application



Agent:



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