

# TO LET

## Industrial Unit

Building 3 Road A, Naas Enterprise Park, Naas, Co. Kildare



### Location

Naas is the largest urban centre in County Kildare and is also the capital Town of the county. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The past number of years has seen major infrastructural improvements in the town with road and transport links improving immensely. A facility developed by Kerry Group on a designated site in Naas has further enhanced the location with the creation of some 800 new jobs. The subject property is situated in Naas Enterprise Park, just off the M7 motorway at Junction 10 Naas South, on the southern side of the R445 from Naas to Newbridge. Naas Enterprise Park is situated in the heart of the central logistics area of the entire country and offers the ease of access to the M7 motorway leading to all arterial routes to the north, west and south of the country, lying only 4kms south of Naas and 37kms south west of Dublin city centre. The park consists a range of different sized units of various uses including logistical, retail and office space. Occupiers include well known national and international companies such as DSV, BMW, HSE and Primark. The subject property occupies a prominent position within the park along the main thoroughfare.

### Description

The property comprises a detached storage facility which includes offices and staff facilities, with external hard-standing yard for loading/unloading and car parking. The warehouse is a steel portal frame construction with block infill walls to approximately 2.5m and architectural cladding to the remaining wall section. The roof is a double skin metal deck roof incorporating translucent roof lights and has the benefit of a clear internal height of approximately 6 m. The warehouse has a concrete floated floor, has the benefit of sodium bulb lighting and is accessed via one grade door.

The office section is situated on the ground floor with frontage to the main estate road, the offices have plastered and painted walls, with a mix of PVC and Aluminium frame windows with security shutters and doors as well as an intruder alarm system.

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## Building Energy Rating

F – BER No: 800389546

## Viewing

By appointment only

## Price

On Application

## Further Information



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## Accommodation

We understand the property comprises the following floor areas:

Description	SQ M	SQ FT
Warehouse	1,137	12,250
Sub Mezzanine & Ground Floor Offices	298	3,218
First Floor Concrete Mezzanine	298	3,218
<b>Total</b>	<b>1,735</b>	<b>18,675</b>

*Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.*

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