

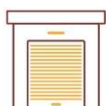


Unit C2
M7 Business Park
Naas
Co. Kildare

To Let - Mid-terrace Warehouse



529.6 sq.m
(5,701 sq.ft)



Electric Roller Shutter



Motorway Access

BER **C2**

PROPERTY FEATURES

- Mid-terrace warehouse
- Excellent location close to J10 M7
- Extends 529.6 sq.m (5,701 sq.ft)
- Dedicated parking
- 7.65m eaves height

VIEWING

By appointment only.

LOCATION

The property is situated in the M7 Business Park on the northern side of the M7 at junction 10. The park was completed in 2007 and is considered one of the county's premier business / industrial locations. The park is a mixture of large detached and small terraced industrial units with office elements. Surrounding occupiers include KFM Radio, Mongey Communications, Profile Systems and Killarney Communications. The subject property occupies a prominent position within the park along the main thoroughfare.

DESCRIPTION

The subject property comprises a mid-terrace warehouse unit extending to 529.6 sq m (5,701 sq ft). The building is Pre cast construction finished in a combination of concrete block walls and twin skin insulated metal clad roof with incorporated 10% perspex roof lights. The warehouse is accessed via a full height electric roller shutter door and extends to 418 sq.m. (4,500 sq.ft). The warehouse has a reinforced concrete floor, an eaves height of 7.65m. The offices extend to 111.6 sq. m (1,201 sq. ft.) and have been arranged to provide a modern office with kitchen and toilets facilities over ground level and first floor level. The offices are fitted to include suspended ceilings incorporating recessed light fittings, telephone, electric and IT points. The property is fitted with a fire alarm. The property also benefits from dedicated parking spaces.



ACCOMMODATION Sq.m. (Sq.ft.)

Measurement Application - Gross External Area (GEA)

Office	111.6 / 1,201
Warehouse	418 / 4,500
Total:	529.6 sq.m (5,701 sq.ft)

RATES & SERVICES

Rateable Valuation	Annual Service Charges
€24,700	€2,000 STR

RENT & LEASE TERMS

Quoting Rent	Lease Terms
On Application	On Application

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

Agent:

Darac O'Neill



087 965 6063

darac@oneillandco.ie



Trident House, Dublin Road, Naas, Co. Kildare
T: 045 856604 E: info@oneillandco.ie W: oneillandco.ie



DISCLAIMER

These particulars are issued by O'Neill & Co. Ltd, on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. 2021 Licence No: 001224