



Poplar Square
Naas
Co. Kildare

To Let

BER EXEMPT



224 sqm (2,411 sqft)



Town Centre Location



CAT 5 Cabling

Quoting Rent:
On Application

PROPERTY FEATURES

- Own-Door Office
- Centrally located
- Extends to 224 sqm (2,411 sqft)
- Suits a variety of uses

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 have seen major infrastructural improvements in the town with road and transport links improving immensely.

DESCRIPTION

The subject property is located at Poplar Square on the Dublin Road, which is centrally positioned just off Naas Main Street. The property comprises own door office accommodation laid out over ground and first floor level and extends to 224 sq. m. (2,411 sq. ft.). The ground floor office is laid out to provide a reception area, open plan and three individual offices as well as storage, toilet and kitchen facilities and extends to 158 sqm (1,701 sqft). The first floor is laid out to provide 4 individual offices and a toilet and extends to 66 sqm (710 sqft). There is also a wooden-floored shelved attic of 34 sqm (366 sqft) with "Stira" stairs access. The offices have the benefit of plastered ceilings, fluorescent strip lighting, carpeted & timber floor coverings, fire & intruder alarms, intercom & access control, IT & phone points. The office is heated via an oil-fired central heating system.

ACCOMMODATION Sq.m. (Sq.ft.)

Measurement Application – Net Internal Area (NIA)

Ground Floor	158 sqm (1,701 sqft)
First Floor	66 sqm (710 sqft)
Total:	224 sqm (2,411 sqft)

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

RATES & SERVICES

Rateable Valuation	Annual Service Charges
€25,400	N/A



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