

TO LET
OFFICE/WAREHOUSE



SUPERB OFFICE/WAREHOUSE UNIT C. 487.5 SQ.M/C. 5,247 SQ.FT.

UNIT W4D, LADYTOWN BUSINESS PARK, NAAS, CO. KILDARE, W91 HH2C

QUOTING RENT: €60,000 PER ANNUM (EXCL. VAT)



PSRA Reg No. 001536

UNIT W4D, LADYTOWN BUSINESS PARK

FEATURES:

- High profile location in Ladytown Business Park.
- c. 487.5 sq.m. (c. 5,247 sq.ft.).
- Modern two storey office accommodation and rear warehouse space with separate access.
- Suit a variety of uses.
- Ample carparking available.
- 2½ km from M7 Motorway.

LOCATION:

Ladytown Business Park is located 2½ km from Junction 10 on the M7 Motorway, 6½ km west of Naas Town Centre and 5½ km east of Newbridge. The park is accessed via the R445 Naas to Newbridge dual carriageway.

The Park is continually being developed and is considered one of the counties premier business and industrial locations. The park is a mixture of detached and terraced industrial units. The subject property occupies a prominent position within the park

ACCOMMODATION: (GEA - approx.)

	Sq.M.	Sq.Ft..
Ground Floor:	429.0	4,617
First Floor:	<u>58.5</u>	<u>630</u>
Total:	487.5	5,247



DESCRIPTION:

The premises comprises a modern mid-terraced warehouse/office unit containing c. 429 sq.m. on the ground floor and c. 58.5 sq.m. on the 1st floor office accommodation which can lend itself to a number of uses.

Internally, the ground floor provides open plan office with suspended ceilings, off this is another office, canteen and 2 toilets. To the rear is an open plan warehouse with 5.77m eave height and rear access through roller shutter door, along with 2 pedestrian accesses.

OUTSIDE:

There is a communal surfaced yard to front for car parking along with loading/unloading through the rear roller shutter door.

SERVICES:

We understand that main services including water, sewerage, electricity and broadband are available to the premises.

RATES: Approx. €5,216 per annum.

MANAGEMENT FEE: Approx. €TBC per annum.

QUOTING RENT: Approx. €60,000 per annum.
(excluding VAT)

VIEWINGS: Prior appointment with sole selling agents.

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