









**Unit 1A Monread Business Centre
IDA Industrial Estate
Monread Road
Naas
Co. Kildare**

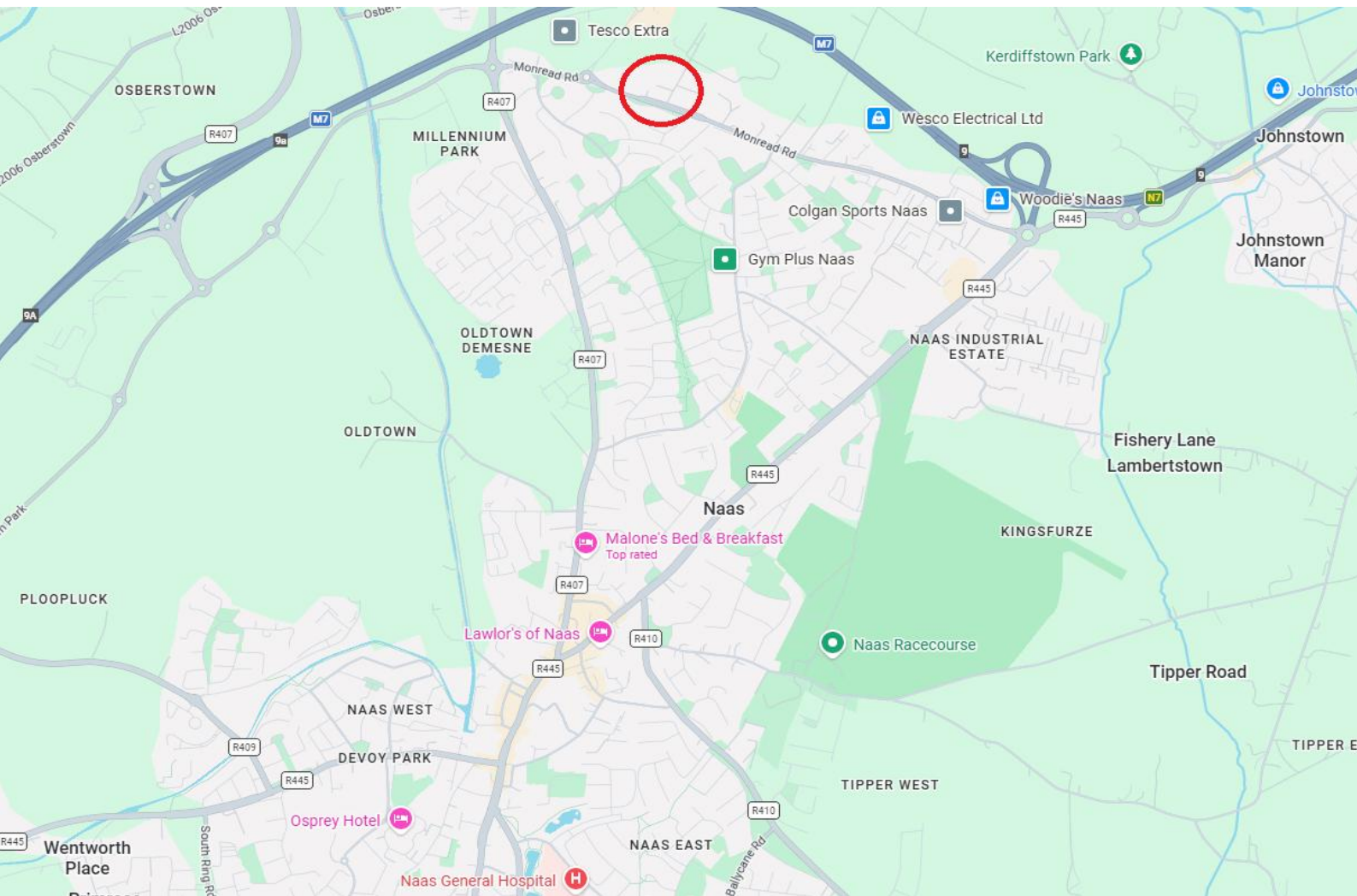
- Modern Ground Floor Office Unit
- 94 sq. m. (1,011 sq. ft.)
- Designated Parking
- M7 (Junction 9): 3 mins
- M7 (Junction 9a): 4 mins

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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. The subject property is located at Monread Business Centre, within an IDA industrial estate fronting on to the Monread Road close to the M7 Motorway at Junctions 9 (3 mins) & 9a (4 mins). Naas Town Centre is within close proximity also.

Description

The subject property comprises a ground floor office unit extending to 94 sq. m. (1,011 sq. ft.).

The property is set out as entrance hall, large open plan office, glazed partitioned office, 2 small offices, kitchenette and toilet. The unit is fitted internally with timber floors, a suspended ceiling, LED lighting, gas fired central heating, fire alarm and an intruder alarm. The property has front and rear access as well as designated car parking to the front.

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Commercial Rates

NAV: €5,800

ARV: 0.2313

Total: €1,341.54

Quoting Rent

On Application

BER



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