

To Let

Industrial Unit



No 3, Lime Drive, Naas Enterprise Park, Naas, Co. Kildare

- Excellent location just off the M7 motorway at Junction 10 Naas South
- Detached industrial unit with offices
- Large car parking access to front
- Warehouse area 1,125 Sqm (12,109 Sqft)
- Sub mezzanine & Ground Floor Office 255 Sqm (2,745 Sqft)
- Adjoining Jaguar/ Land Rover showrooms

Accommodation

Description	Sqm / Sqft
Warehouse	1,125 Sqm/ 12,109 Sqft
Sub Mezzanine & Ground Floor Offices	255 Sqm/ 2,745 Sqft
First Floor Concrete Mezzanine	255 Sqm/ 2,745 Sqft
Total	1,635 Sqm/ 17,599 Sqft



Rates & Services

Rateable Valuation	Annual Service Charge	BER
€60200	€0.33 p.s.f	BER F

Price

On application

Viewing

By appointment only

Location

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.

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 property occupies a prominent position within the park along the main thoroughfare. 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.

For further information contact:

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