

# To Let

## Industrial Unit



### Unit 1, Ash Drive, Naas Enterprise Park, Naas, Co. Kildare

- Detached Industrial Unit
- Secure Yard
- Two Roller Shutter Doors
- Extends 1,654.6 sq. m (17,809 sq. ft)
- 8.05m Clear Internal Height

## Accommodation

Description	Sqm / Sqft
Office	318.5 / 3,428
Warehouse	1,017.6 / 10,953
Mezzanine above office	318.5 / 3,428
<b>Total</b>	<b>1,654.6 / 17,809</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
€84,600	On Application	<b>BER C1</b>



## Quoting Rent

On application

## Viewing

By appointment only

## Location

The subject property is situated on Ash Drive, Naas Enterprise Park which is located just off the M7 motorway at J10 Naas South, on the southern side of the R445 from Naas to Newbridge. The park consists of a range of different sized units of various uses including logistical, warehousing and office space. Occupiers include well known national and international companies such as DSV, BMW, NCT and TJ O 'Mahony's. The property is situated to the rear of the park on Ash Drive. Neighbouring occupiers include Leo Lynch, CMT Transport, Tradecraft and Primark/Penny's.

## Description

The subject property comprises a detached warehouse/office unit. The unit is situated on a secure 1.1-acre site enclosed by steel palisade fencing which provides for car parking and truck turning. The building is a steel framed construction with a twin skin insulated metal deck roof incorporating 10% Perspex roof lighting and finished in a combination of concrete block walls and metal clad. The property has been arranged to provide office accommodation and staff facilities to the front at ground floor level with warehouse area to rear. The warehouse has reinforced concrete floors and suspended halogen lighting with loading access provided via two electric roller shutter doors at the side and rear. The warehouse area benefits from a clear internal height of 8.05m. The offices have been fitted to a good standard to include suspended ceilings with recessed lighting, plastered and painted walls and an oil-fired central heating system. The offices are laid out to provide a mix of cellular and open plan office space as well as staff kitchen / canteen facilities. There is a mezzanine floor of reinforced concrete situated above the office portion which is forklift accessible which lends itself ideally for additional storage.

## For further information contact:

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