



## Leinster Mills, Osberstown, Naas, Co. Kildare on 2.4 acres

- Approx. 2,810 sq. m. (30,256 sq.ft.) of buildings attractive stone façades, situated on 2.4 acres.
- Leinster Mills is adjacent to an area known as the Northwest Quadrant. This strategic land bank has been identified in Kildare County Council's statutory plans as the primary area for the future planned expansion of Naas.
- Contains superbly refurbished and impressive offices of 584 sq. m.(6,286 sq. ft.) featuring cut stone and wooden beams; a detached refurbished mews of 102 sq. m. (1,100 sq. ft.)
- Beautiful setting adjacent to Canal
- Potential for further development

PSRA No. 003764 [coonan.com](http://coonan.com)

Approx On 2.4 acres

Guide Price:  
**POA**

Private Treaty



# Description

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## Description:

There are over 30,000 sq. ft. of existing buildings with attractive stone façades and timber beams. The main corn mill rises to 5 storeys and contains over 1,939 sq. m. (20,870 sq. ft) while a fully refurbished 3 storey annex of 584 sq. m. (6,286 sq. ft.) contains impressive rooms and facilities with established office use. It features cut stone and wooden beams supported by attractive wrought iron uprights. There are several additional buildings including a refurbished mews (also in office use), various stables, outbuildings and courtyard sheds.



# Location

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## Location:

- Leinster Mills is located at Osberstown just south of the M7 and Naas Inner Relief Road on the western bank of the Grand Canal (Corbally Line) Greenway, beside Millennium Park, Kerry Foods, and the new M7 motorway interchange (Junction 9A).
- Existing vehicular access to the property is currently from the canal side which connects directly to the Town Centre at the R407 and Sallins (running under the Naas Western Relief Road and M7).
- Naas is the County Town of Kildare with a growing population of 21,400 (2016 Census) and up from 18,000 in 2006. Access to Naas is predominantly provided via the M7 Motorway, which now has three interchanges serving the town to include the new Junction 9A. The Sallins and Naas Railway Station is 1.5km away in nearby Sallins. There are also several Bus Eireann and Bus Connects services that are available from the town.
- Nearby commercial occupiers include Kerry Group Global Technology and Innovation Centre ; Irish Commercial; The Irish Auditing and Accounting Supervisory Authority (IAASA); GEA Process Technologies Ireland, Horse Sport Ireland.





# Zoning

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## Zoning

Zoned objective F in the Naas Local Area Plan 2021 to 2027 "To protect and provide for open space, amenity and recreation provision"

Substantial development potential exists (subject to planning permission) for an integrated Commercial, Residential and Tourism Development; Hotel; Food Hall, Food Hall; Pub / Restaurant / Wine shop; Complementary Retail (with direct Greenway access); Office uses and Residential (Live / work environment). In addition, the property offers excellent potential for a corporate HQ; Distillery/Brewery; Sound recording / TV Film studio or a continuation of the previous Industrial Manufacturing / processing uses.





# Accommodation

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## Accommodation:

Approx. Gross Areas

- Mills 1,939 sq. m (20,870 sq. ft.)
  - Refurbished Annex Offices 584 sq. m (6,286 sq. ft.)
  - Refurbished Mews (Offices) 102 sq. m 1,100 sq. ft.)
  - Garage, outoffices and stables 186 sq. m. (2,000 sq. ft.)
- Approx. Total 2,810 sq. m. (30,256 sq. ft.)

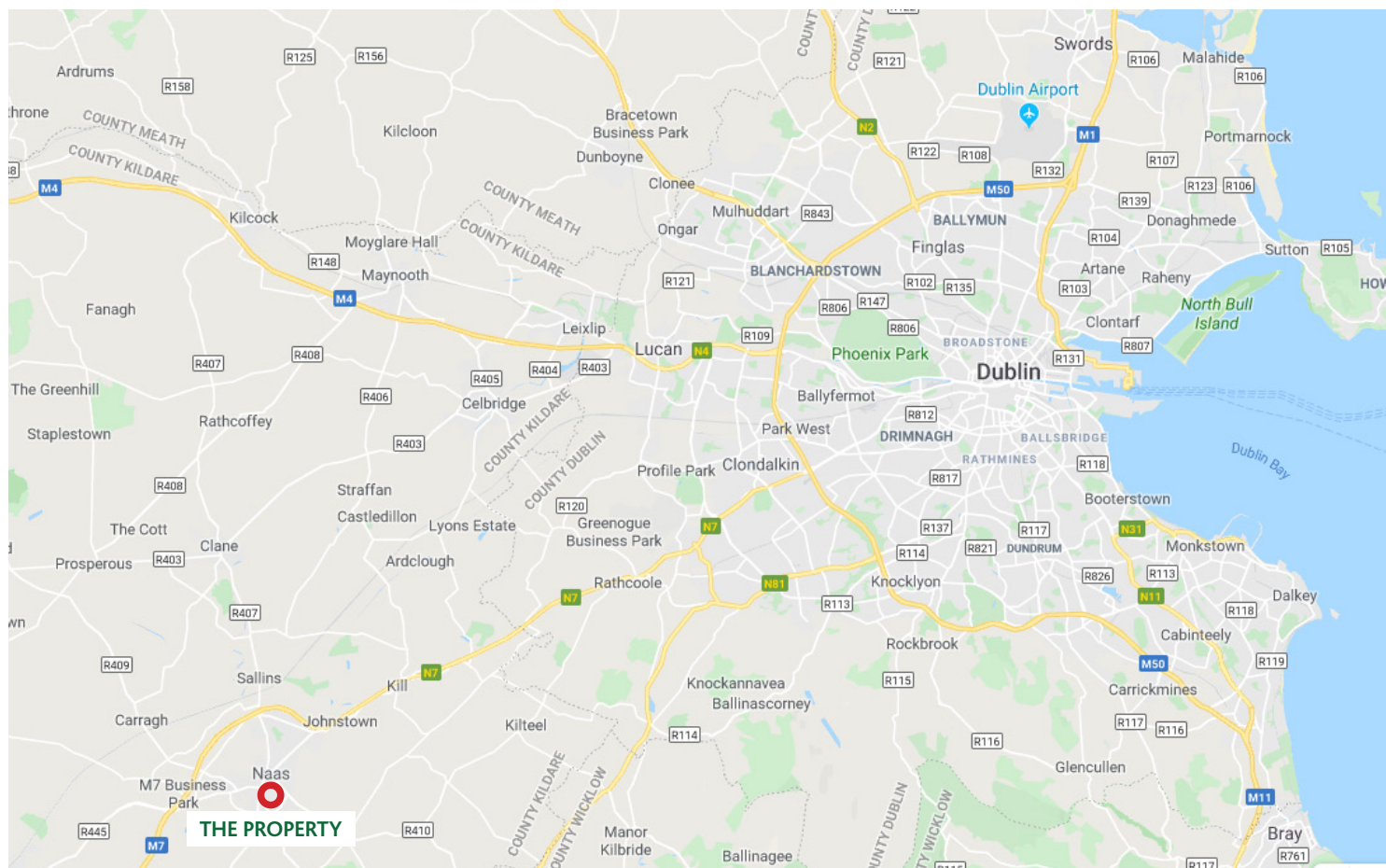
## Services:

Cat V cabling  
Electric heating  
Car parking



# Location

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## Directions:

Eircode W91W825

From Naas proceed towards Sallins. Continue straight through the Millennium park/Monread road roundabout for about 500 m and take left turn and take next left turn and Leinster Mills is approximately 300m on right hand side.



Contact Information:  
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## Viewing

By prior appointment at any reasonable hour.

PSRA registration no. 003764.

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