



I.D.A Business Park
Blessington Road
Naas
Co. Kildare

To Let



3,668 sqft (340.8 sqm)



15 Parking Spaces



Central Location

BER **C2**

PROPERTY FEATURES

- Own-Door Office
- Central Location
- Generous Car-Parking
- Extends to 340.8 sqm (3,668 sqft)

ACCOMMODATION Sq.m (Sq.ft.)

Measurement Application – Net Internal

Ground Floor	52.4 sqm (564 sqft)
First Floor	288.4 sqm (3,104 sqft)
Total:	340.8 sqm (3,668 sqft)

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

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. High street names within the town include Boots Chemist, Costa Coffee and Meadows & Byrne to name but a few. The subject property is located in Naas Business Park, an I.D.A Ireland development located on the Blessington Road, less than a kilometer from Naas Main Street. Neighbouring occupiers include AIB, DEM Machines, KARE and An Post.

DESCRIPTION

The subject property comprises an own-door office extending to approximately 340.8 sqm (3,668 sqft). The office is laid out over ground and first floor and comprises a reception area, two open plan office areas, two cellular offices, separate ladies and gents toilets and a kitchenette. The offices have the benefit of suspended ceilings, recessed lighting, carpeted floor covering, fire & intruder alarms, intercom & access control, IT & phone points. There are 15 surface car parking spaces provided with the office.



Agent:



Darac O'Neill

087 965 6063

darac@oneilandco.ie



DISCLAIMER

These particulars are issued by O'Neill & Co. Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. 2021 Licence No: 001224

Trident House, Dublin Road, Naas, Co. Kildare
T: 045 856604 E: info@oneilandco.ie W: oneilandco.ie