



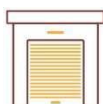
Unit J6
M7 Business Park
Naas
Co. Kildare

For Sale

Mid-terrace Warehouse



412sq.m
(4440sq.ft)



Electric Roller Shutter



Motorway Access



PROPERTY FEATURES

- Mid-terrace Warehouse
- Excellent location close to J10 M7
- Extends 412sq.m (4440 sq.ft)
- Dedicated parking
- 7.65m eaves height

VIEWING

By appointment only.

LOCATION

The property is located within **M7 Business Park**, just off Junction 10 of the M7 motorway, approximately 3.8 km from Naas town centre. Developed in 2007, the park is regarded as one of County Kildare's leading commercial and industrial destinations.

The business park comprises a mix of modern detached and terraced industrial units with integrated office space. Notable occupiers in the park include KFM Radio, Mongey Communications, Profile Systems, and Killarney Communications. The subject property enjoys a **prominent position** on the park's main thoroughfare, offering excellent visibility and access.

DESCRIPTION

The property comprises a mid-terrace industrial warehouse unit extending to approximately 412.54 sq. m (4,440 sq. ft). The unit features concrete block walls and a twin-skin insulated metal clad roof with approximately 10% translucent Perspex panels for natural lighting. The main warehouse area measures 235 sq. m (2,530 sq. ft) and is accessed via a full-height electric roller shutter door and benefits from a reinforced, painted concrete floor and a generous eaves height of 7.65m. The warehouse also includes secure internal accommodation. A mezzanine level, accessible by a stairwell, extends to 112 sq. m (1,211 sq. ft), providing additional functional space. The office accommodation extends to approximately 65.54 sq. m (705 sq. ft), arranged over ground and first floor levels. The layout provides modern office space complete with kitchen and WC facilities. The offices are well-appointed, featuring suspended ceilings with recessed lighting, along with telephone, electrical, and IT points. The unit is equipped with both fire and intruder alarm systems and benefits from dedicated on-site parking spaces.



ACCOMMODATION Sq .m. (Sq .ft.)

Measurement Application - Gross External Area (GEA)

Office	65.54 sq. m/ 705 sq ft
Warehouse	235 sq.m / 2530 sq ft
Mezzanine	112 sq.m / 1205 sq ft

RATES & SERVICES

Rateable Valuation	Annual Service Charges
€15,370	€1200 STR

DISPOSAL TERMS

Quoting Price	VAT
On Application	Applicable

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



Agent:

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