



Unit D12
Southern Link Business Park
Naas
Co. Kildare
W91 HC65

- **Commercial / Warehouse Unit extending to c. 4,025 sq.ft. (374 sq. m)**
- **Strategically positioned business park in Naas, close to M7 Motorway**
- **Suit a variety of commercial uses**
- **4 Designated Car Parking Spaces**

O'Neill & Co.
Chartered Surveyors & Auctioneers Ltd.
 Trident House
 Dublin Road
 Naas
 Co. Kildare

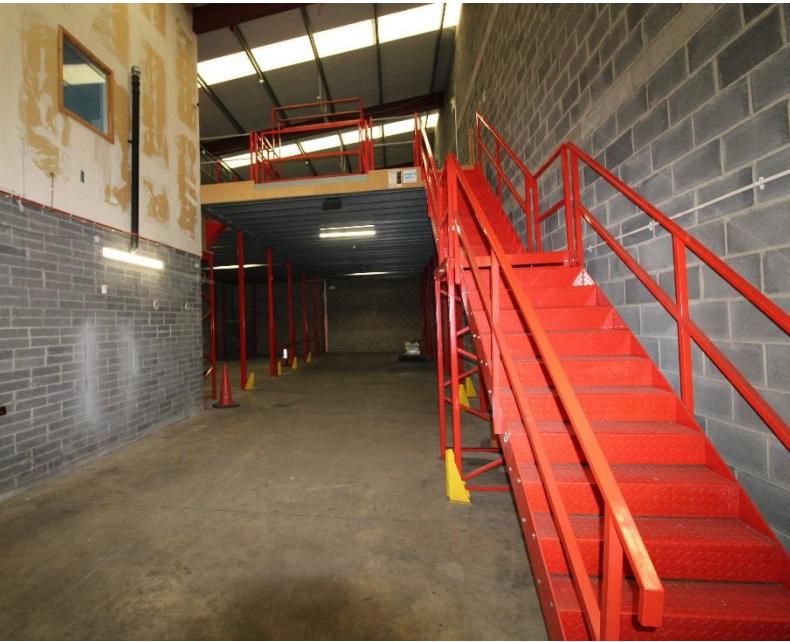
 +353 (0)45 856 604
 www.oneillandco.ie

Contact
John Newcombe
 087 384 8527
 john@oneillandco.ie

Darac O'Neill
 087 965 6063
 darac@oneillandco.ie

For Sale

Industrial Unit



Location

- Naas is a key industrial and commercial hub in the Greater Dublin Area
- Strategically located on the M7 motorway, 37 km southwest of Dublin city centre
- The subject property is situated in the Southern Link Business Park, just off the R445 (Newbridge Road), approximately 2.3 km west of Naas town centre



Description

- Mid-Terrace Industrial Unit with warehouse and offices
- Extending to c. 4,025 sq.ft. (374 sq. m)
- Additional 2,325 sq. ft (216 sq.m) at mezzanine level
- Full-height roller-shutter door & 2 pedestrian entrances
- Good quality office accommodation

Quoting Price

On Application

Ratable Valuation

€18,570

Service Charge

TBC



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to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. Applicants are advised to make an appointment through us before viewing. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. Any reasonable offer will be submitted to the owner for consideration. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. © O'Neill and Co. Ltd. 2024. PSRA Licence No: 001224