



12 SOUTH MAIN STREET,  
NAAS, CO. KILDARE

Quoting Rent: €30,000 (excl. VAT)

**PRIME OFFICE PREMISES**  
Circa 1,869 sq.ft/c. 173.60 sq. m.  
SUITABLE FOR A NUMBER OF  
USES  
(SUBJECT TO PLANNING)



PSRA Reg No. 001536

## FOR RENT

**12 SOUTH MAIN STREET,  
NAAS, CO. KILDARE.**

### FEATURES:

- Prime two storey premises, fully fitted out in accordance with its previous office use measuring 173.60 sq.m (1,869 sq.ft.).
- High profile location on South Main Street in Naas Town Centre.
- Property benefits from 1 car park space to rear.
- Suitable for a number of uses subject to Planning Permission.
- Within easy walking distance of all amenities in Naas.
- Adjoining occupiers include Kavanaghs Pub, Rustic Restaurant, Bank of Ireland, An Post & Elverys.

### LOCATION:

The property is located on South Main Street a high profile location located on the main arterial route in Naas Town Centre and within walking distance of the Town Centre and all amenities. The property has the benefit of on street car parking and also car parking to the rear of the property on Abbey Street.

Naas is the county town and principal service centre for the wider hinterland. Naas has experienced significant commercial and residential development in the recent past, influenced by its proximity to the M7 Motorway and Dublin City. The town, which has a population in excess of 20,000, is the administrative capital of the county accommodating vital services with major local employers including Kildare County Council, Kerry Group, HSE, Green Isle Foods and AIB.

**COMMERCIAL RATES: TBC**

### DESCRIPTION:

The property comprises a 2 storey terraced property in a high profile position on South Main Street. Internally, the property provides an open plan reception and office accommodation, storage/work area, 2 partitioned offices, comms room, canteen and 2 toilets on the ground floor with a large open plan office located on the first floor. The property also benefits from access to the basement via stairs to the front of the unit. The building is fully fitted out in accordance with its previous use. Externally, the property benefits from 1 car parking space accessed via Abbey Street to the rear.

### ACCOMMODATION: (GIA – approx.)

	Sq.M.	Sq.ft.
Ground Floor:	112.74	1,214
First Floor:	29.37	316
Basement:	<u>31.49</u>	<u>339</u>
<b>Total:</b>	<b>173.60</b>	<b>1,869</b>

### ZONING:

The property is zoned “Town Centre” under the Naas Town Development Plan 2013 – 2019. This zoning would be open to a number of potential uses.

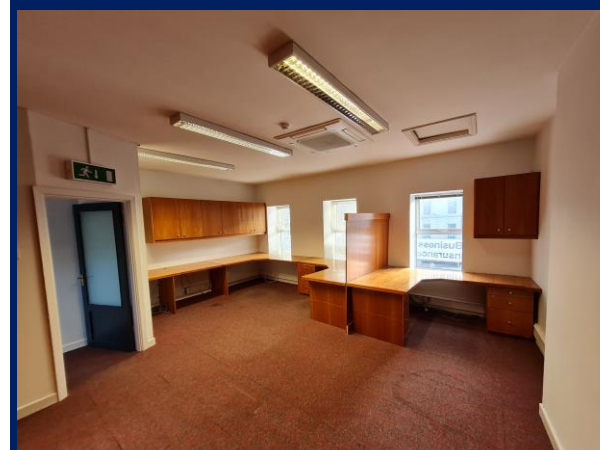
### SERVICES:

We understand that main services including water, sewerage, electricity and broadband are available to the premises.

**BER:** E1      BER No: TBC

**VIEWINGS:** Strictly by prior appointment with sole letting agents.

**CONTACT:** Stephen Talbot    [stephen@jordancs.ie](mailto:stephen@jordancs.ie)



**Edward Street, Newbridge,  
Co. Kildare.  
T: 045-433550  
[www.jordancs.ie](http://www.jordancs.ie)**

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property 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 property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or 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. © Jordan Town & Country

Estate Agents 2021. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007521 © Government of Ireland.