



UNIT W4J, LADYTOWN BUSINESS PARK,
NAAS, CO. KILDARE

GUIDE PRICE: €200,000

c. 2,013 sq.ft. / c. 187.01 sq.m.
SUIT A VARIETY OF USES



PSRA Reg No. 001536

UNIT W4J, LADYTOWN BUSINESS PARK

FEATURES:

- High profile location in Ladytown Business Park just off the internal estate road.
- c. 1,200 sq. ft. on ground floor.
- c. 813 sq.ft. on first floor mezzanine.
- Modern unit with potential to run into office accommodation.
- Alarm & 3 phase power.
- Suit a variety of uses.
- 2 designated car park spaces.

LOCATION:

Ladytown Business Park is located 2.50 kms from Junction 10 on the M7 Motorway, 6.50 kms west of Naas Town Centre and 5.50 kms east of Newbridge. The park is accessed via the R445 Naas to Newbridge dual carriageway.

The Park is continually being developed and is considered one of the counties premier business and industrial locations. The park is a mixture of detached and terraced industrial units. The subject property occupies a prominent position within the park along the main thoroughfare. Mid terraced industrial unit

ACCOMMODATION: (GEA - approx.)

	Sq.M.	Sq.Ft..
Ground Floor:	111.48	1,200
First Floor:	<u>75.53</u>	<u>813</u>
Total:	187.01	2,013

BER: D2

DESCRIPTION:

The premises comprises a modern mid-terraced industrial/office unit containing c. 1,200 sq.ft. on the ground floor and c. 813 sq.ft. on 1st floor mezzanine and can lend itself to a number of uses.

Internally, the ground floor provides open plan warehouse accommodation and w.c.. The first floor mezzanine provides open plan workshop area and two offices.

The property has the benefit of both an electric roller shutter door and pedestrian door for access to the property.

OUTSIDE:

There is a communal surfaced yard for car parking and a circulation area is provided to the front of the building with loading/unloading through the electric roller shutter door. The property has 2 designated car park spaces.

SERVICES:

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

RATES: Approx. €1,386 per annum.

MANAGEMENT FEE: Approx. €1,200 per annum.

VIEWINGS: Prior appointment with sole selling agents.

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