

Let



**ABBEY MOATE HOUSE
ABBEY STREET
NAAS TOWN CENTRE
CO. KILDARE**

**PRIME MODERN OFFICES
WITH DESIGNATED CAR PARKING**

Location:

Abbey Moate House comprises a modern mixed used three storey development located on Abbey Street in Naas Town Centre, just off Main Street, within walking distance of all amenities with nearby occupiers including Osbornes Solicitors, Lemongrass Fusion, Eircom, The Moat Theatre, Naas Town Hall, and Nass Credit Union. Naas is located on the M7 Motorway, approximately 32 km south west of Dublin City Centre, 25 km south west of the M50 Motorway, and 10 km north west of Newbridge. Naas, with a population of 21,393 people (Census 2016), is the county town and the administrative capital of the county accommodating vital services with major local employers including Kildare County Council, HSE, Green Isle Foods, AIB and The Kerry Group.

Description:

The last remaining office suite, which is located on the second floor with lift access, provides a mix of modern open plan and cellular office accommodation with kitchen and toilets facilities. The entire is fully fitted to a high specification to include suspended ceilings with recessed lighting, carpeted floors, air conditioning, electric storage heating, perimeter trunking, and intercom. The existing layout can be amended to suit specific tenant requirements. Up to 4 no. designated car spaces are available in a secure surface car park to the rear of the building.

Accommodation: (GIA)

	Sq.M.	Sq.Ft.
First Floor:	LET	
2 nd Floor: Suite 1	LET	
Suite 2	LET	

Quoting Rent:

2nd Floor: Suite 2 - €21,000 per annum (excl.)
Car Parking: Annual Licence @ €300 p.a. (excl.)

Lease:

Flexible Lease Terms available.

Rates:



Rates:

On application

Service Charge:

On application

BER:

D1 (BER No.: 800139552)

Viewing:

Strictly by appointment via the sole letting agent.

Contact:

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