

TO LET

MODERN OFFICE SPACE



JOHNSTOWN, NAAS, CO. KILDARE

**HIGHLY ACCESSIBLE LOCATION OFF THE M7
MOTORWAY CLOSE TO NAAS**

**GROUND FLOOR – 1,802 SQ. FT.
FIRST FLOOR – 2,363 SQ. FT.**

EXCELLENT CAR PARKING PROVISION

**FULLY FITTED OFFICE SPACE
AVAILABLE ON FLEXIBLE LEASE TERMS**

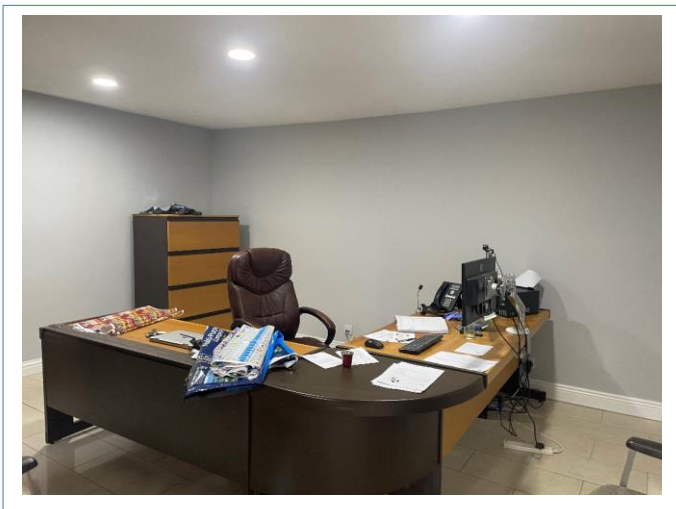
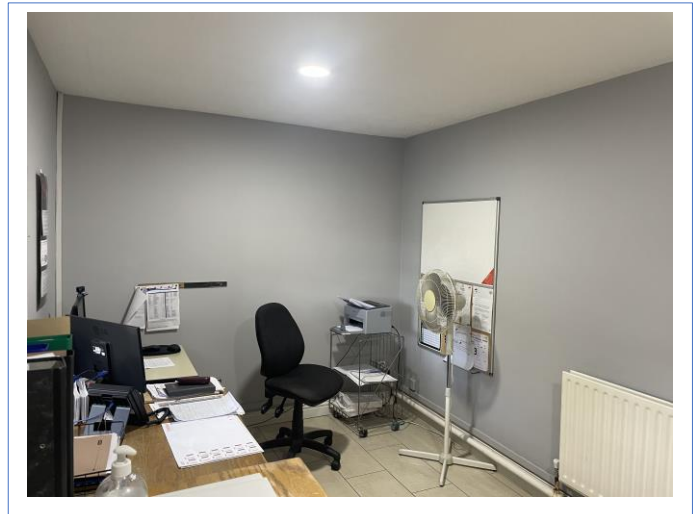
**READY FOR IMMEDIATE OCCUPATION
(DUE TO OCCUPIER CENTRALISATION PLANS)**

Location:

- Located on the edge of Johnstown Village, a commuter village located just off the N7 Motorway approx. 2 km northeast of Naas.
- Highly accessible to Naas, M50 Motorway and the various Business Parks on the N7.
- All village facilities within walking distance.

Property:

- Two storey office block providing modern fully fitted office accommodation (387 sq. m.).
- Mainly providing partition office space with canteen and toilet facilities on 1st floor.
- Fitted out to a good specification, ready for immediate occupation.
- Large surface car park to the front of the building.
- Located to the front of warehouse accommodation (excluded).



Quoting Rent:

€50,000 per annum (excl. VAT).

Lease:

Flexible lease terms available.

Rateable Valuation:

On application.

Service Charge:

Not applicable.

BER:

BER Rating: D1

BER Number: 800961146

Viewing:

Strictly by appointment via the sole letting agent.

Contacts:

Billy Grogan

T: 045 540400

M: 086 3819210

Accommodation Schedule:

Floor	Sq. M.	Sq. Ft.
Ground	167.4	1,802
First	219.6	2,363
Total	387	4,165

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