

**TO LET**

# MODERN FIRST FLOOR OFFICE SPACE



## JOHNSTOWN, NAAS, CO. KILDARE

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

**FIRST FLOOR SPACE AVAILABLE  
APPROX. 815 SQ. FT.**

**EXCELLENT CAR PARKING PROVISION**

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

**READY FOR IMMEDIATE OCCUPATION**

**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:**

- First floor office space mainly providing 4 partition offices.
- Flexible workspace with shared canteen & toilets with other occupiers in the building.
- Fitted out to a good specification, ready for immediate occupation.
- Large surface car park to the front of the building.
- Part of a mixed-use building.



**Quoting Rent:**

€15,000 per annum

**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.



**Accommodation Schedule:**

Floor	Sq. M.	Sq. Ft.
First	76	815

**Contacts:**

Stephen Talbot

T: 045 540400

M: 085 7218265

E: [stephen@lavellecs.ie](mailto:stephen@lavellecs.ie)

These particulars are issued by Lavelle Commercial Property for guidance purposes only on the understanding that any negotiations respecting the property mentioned are conducted through them. These particulars are not intended to form any part of any offer or contract. 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 and intending purchasers should satisfy themselves by inspection or otherwise to their correctness. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. © Lavelle Commercial Property 2026. PSRA Reg No. 003756.