

LET AGREED

MODERN OFFICE SPACE



JOHNSTOWN, NAAS, CO. KILDARE

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

**FLEXIBLE FLOOR SPACE AVAILABLE
APPROX. 1,250 SQ. FT.**

EXCELLENT CAR PARKING PROVISION

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

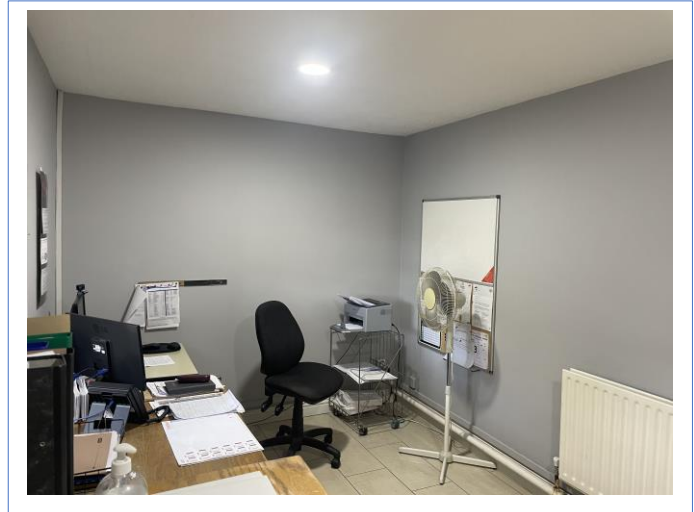
**READY FOR IMMEDIATE OCCUPATION
(DUE TO OCCUPIER CENTRALISATION PLANS)**

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:

- Own door office space mainly providing modern first floor fully fitted office accommodation.
- Flexible workspace which mainly provides a reception area on the ground floor & partition office space on the 1st floor.
- 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:

On application.

Lease:

Flexible lease terms available.

Rateable Valuation:

On application.

Service Charge:

Not applicable.

BER:

BER Rating: D1

BER Number: 800961146

Viewing:

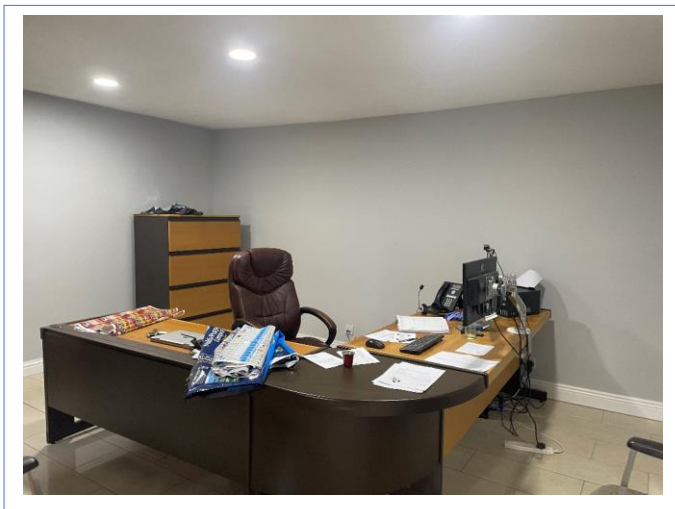
Strictly by appointment via the sole letting agent.

Contacts:

Stephen Talbot

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Accommodation Schedule:

Floor	Sq. M.	Sq. Ft.
First	115.65	1,245

- A variety of floor areas can be provided.

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