

TO LET

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**

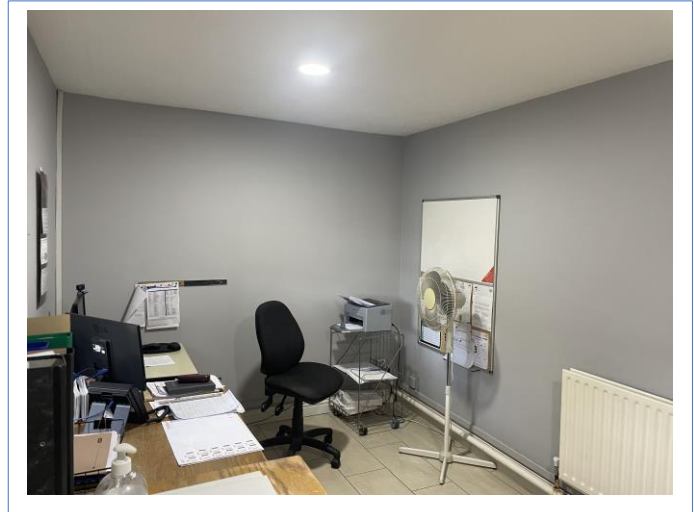
**READY FOR IMMEDIATE OCCUPATION
(DUE TO OCCUPIER CENTRALISATION PLANS)**

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:

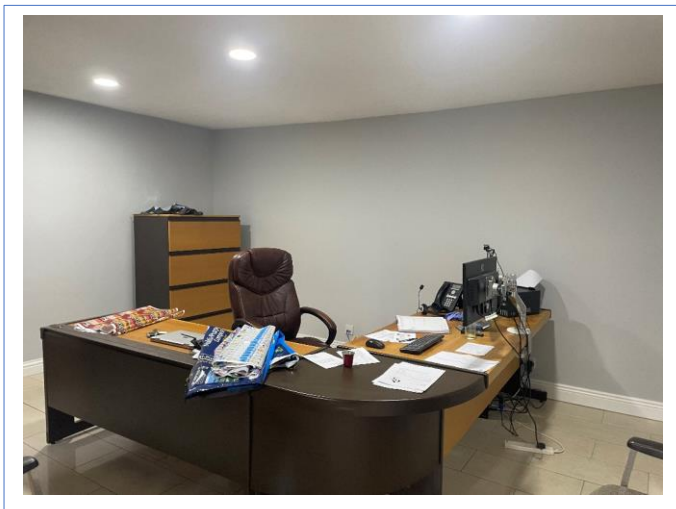
Strictly by appointment via the sole letting agent.

Contacts:

Stephen Talbot

T: 045 540400

M: 085 7218265



Accommodation Schedule:

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

- A variety of floor areas can be provided.

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 2023. PSRA Reg No. 003756.