

TO LET

1ST FLOOR OFFICE SUITE

**MILL STREET,
MAYNOOTH, CO. KILDARE**



KEY BENEFITS:

- PRIME TOWN CENTRE LOCATION FOR A SMALL BUSINESS / START UP / PRIVATE PRACTICE
- CLOSE TO MANOR MILLS SHOPPING CENTRE & MAYNOOTH UNIVERSITY
- FULLY FITTED OFFICE SUITE
- 23.8 SQ.M. (256 SQ.FT.)
- INTERCOM ACCESS



Lavelle Commercial Property

6A Sycamore House, Millennium Park, Naas, Co. Kildare W91 P082

Telephone: (045) 540400

Email: info@lavellecs.ie PSRA: 003756

www.lavellecs.ie www.daft.ie www.myhome.ie

FURTHER INFORMATION & VIEWING

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Location

The subject property is situated in the commercial centre of Maynooth, at the junction of Main Street and Mill Street. The property adjoins the Manor Mills Shopping Centre & Car Park (anchored by Dunnes Stores) with the surrounding area being predominantly commercial in nature. Notable nearby occupiers include Maynooth University (MU), ALDI, St. Patrick's College, with the Train Station also being within walking distance.

Property

The subject property comprises an open plan 1st floor office suite in good condition. The property extends to approximately 256 sq. ft.

The offices are accessed via a keypad door and benefits from a shared reception area, canteen and toilets. The property would suit a number of different office / professional uses.

There is metered on street car parking available, together with free car parking in Manor Mills Shopping Centre which is located close by.

Description	sq.m.	sq.ft
1 st Floor Suite	23.8	256

All interested parties are specifically advised to verify the floor areas and undertake their own due diligence.

Rates

On application

Service Charge

On application

BER

On application

Lease

Flexible Lease Terms Available

Price

€7,500 per annum (excl.)

Viewing

Strictly by appointment via the sole letting agent.



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