O'Neill & Co.
CHARTERED SURVEYORS
& AUCTIONEERS LTD

Second Floor Office

To Let



2nd Floor Chestnut House
Millennium Park
Naas
Co. Kildare
W91 FH6T

- **Extensive headquarters-style office building in a prime commercial location, close to Naas Town Centre and junction 9A M7 motorway.**
- **Modern, office building with lift and stairwell access 40 car parking spaces and air conditioning.**
- **Extending to 976 sq. m (10,507 sq. ft) with subdivision options.**

O'Neill & Co.
Chartered Surveyors & Auctioneers Ltd.
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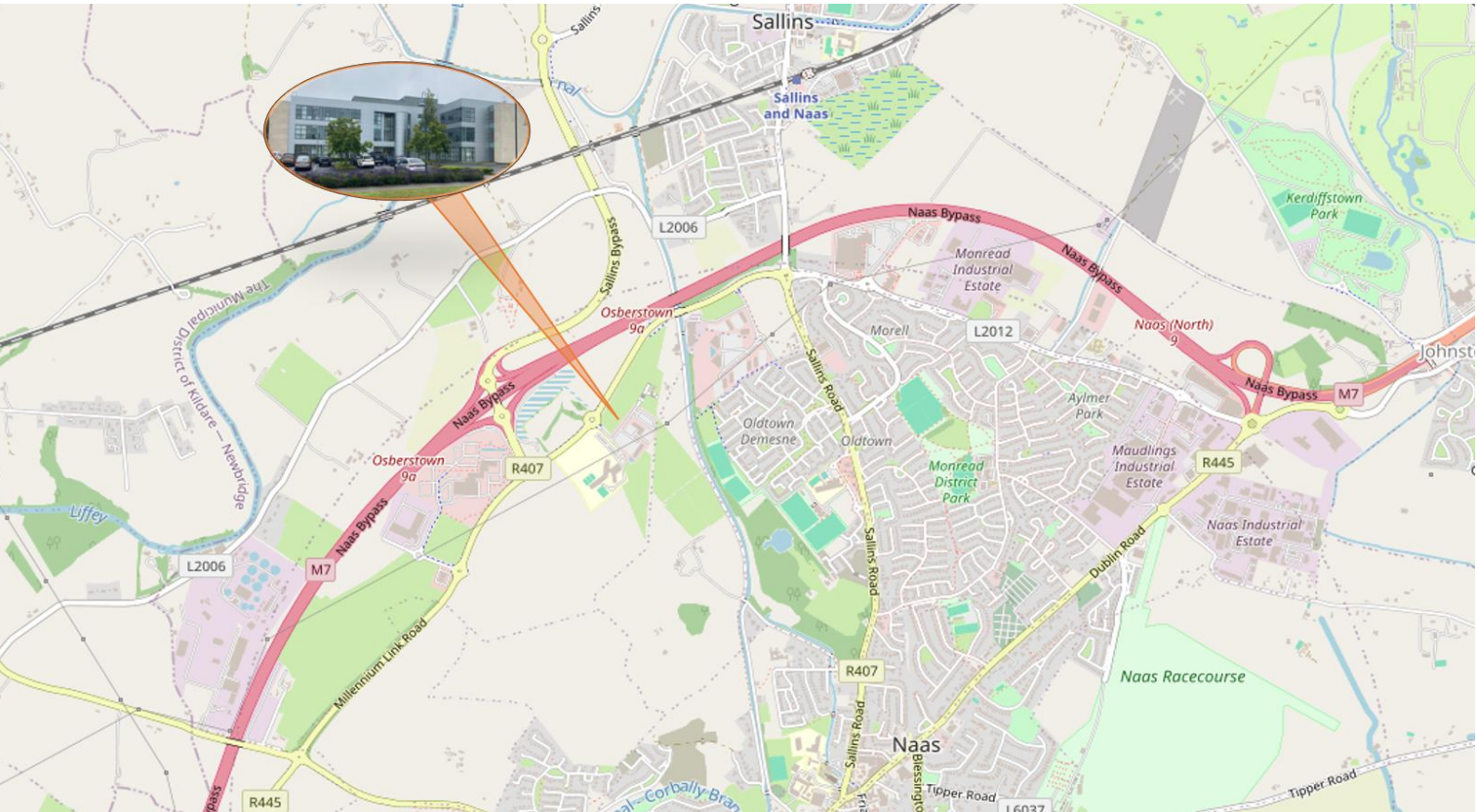
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Location

- Naas is a well-established and vibrant commercial hub, serving as the largest retail and service centre for County Kildare. The town centre is supported by several car parks, strong public transport links, and close proximity to the M7 motorway
- With a population of c. 21,000, the town benefits from a growing residential catchment and strong employment base
- The town has a strong and diverse commercial base, with a number of prominent national and international businesses establishing operations in the area.
- Millennium Park is a well-established commercial and business location in Naas, strategically positioned close to the M7 motorway and offering excellent access to Dublin and the wider Greater Dublin Area
- Neighbouring occupiers include HSE, KWETB, OFS, and Kerry Group



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Description

- The subject property comprises of an open plan office extending to c. 976 sqm (10,507 sq. ft) occupying the entire second floor of this modern, purpose-built headquarters style building. Access to the second-floor office is via shared entrance foyer where the feature staircase and lift is located.
- The floor can be subdivided to provide open plan office space along with a kitchen/canteen, and toilet facilities each extending to circa approx. 483 sq m (5200 sq ft).
- The offices features include raided access floors, suspended ceilings, carpet floor coverings, recessed LED and fluorescent lighting, fire & intruder alarms, intercom & access control along with air conditioning. There are 40 surface car parking spaces available with the office.

Ratable Valuation
€111,500

Service Charge
€41,943 per annum

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Contact Details



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Quoting Rent

On Application

Viewing Details

By Appointment only

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