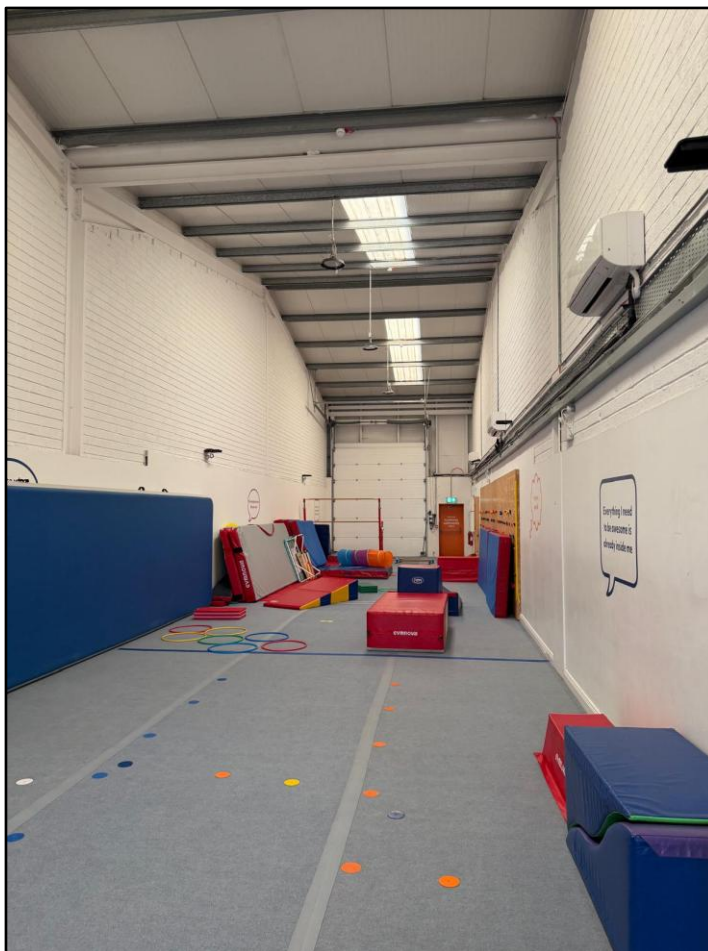


UNIT W7C1 LADYTOWN BUSINESS PARK, NEWHALL, NAAS, CO. KILDARE



- High profile glass fronted unit located in a high quality development.
- Excellent transport links, just 600m from the M7.
- Allocated car parking.

Falcondale Properties Ltd.
Main Street, Newbridge, Co.
Kildare.

Tel: **(045) 438800**
E-mail: info@falcondale.com
Website:
www.falcondale.com

LOCATION

These office unit is situated in Ladytown Business Park on the Newbridge / Naas Main Road. This is a prime location with visible road frontage onto the Naas-Newbridge Road. These units are extremely well positioned in respect of road access just 4km from the M7 / M9, 30km from the M50 and 35km from Dublin airport. Rail access is available at the Newbridge railway station with mainlines to Dublin, Cork, Limerick & Galway.

THE PROPERTY

This unit comprises of reception area, w,c, large ground floor warehouse & first floor showroom/office. The property is accessed by a glass fronted double door. The first floor consists of an open plan area. The property comes with ample allocated communal parking spaces.

DESCRIPTION

The property is constructed of steel frame with finished block & double skin profiled Kingspan cladding under pitched roof with 20% roof lighting.

ZONING

The property is zoned industrial under the Kildare County Council Development Plan.



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ACCOMADATION

Description	Sq. ft.	Sq. m.
Ground Floor	2,400	223
Ground Floor	<u>600</u>	<u>56</u>
TOTAL	3,000	279

TITLE

We understand that the property is held on along leasehold or freehold title.

SERVICES

We understand that all the usual mains services are connected to the property including water, gas, electricity and telephone.

BER INFORMATION

BER: C1

FURTHER INFORMATION/VIEWINGS

Strictly by appointment only with the sole selling agent Falcondale.

For further information call
Alan Nolan 087-6867040 or email anolan@fpl.ie



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