

Toughers Business Park, Naas, Co. Kildare

[summary](#)[details](#)[location](#)[lease](#)

- **To Let**
- High specification modern detached industrial unit
- Extends to approximately 4,227 sq m (45,500 sq ft) plus Mezzanine level
- Loading access via 9 no. dock levellers and 1 no. ramp
- Situated on a 0.83 hectare (2.04 acre) site with extensive concrete yard
- Flexible lease terms available

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Details

Modern high specification industrial unit with full mezzanine level

Total ground floor area of approx 4,227 sq m (45,500 sq ft) G.E.A. (excluding mezzanine)

Loading access to the rear via 9 no. dock levellers and 1 no. ramp

Situated on a 0.83 hectare (2.04 acres) site with extensive concrete yard

Removal of mezzanine would result in a clear eaves height of approx. 6.0 metres

The approximate gross external floor area of the building is as follows:

Description	Sq. M.	Sq. Ft.
Ground Floor Warehouse	4,023	43,305
Ground Floor Offices / Staff Accommodation	203	2,188
Total*	4,226	45,493
Mezzanine level	4,114	44,287

* Gross External Area (GEA)

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Location

Situated within Toughers Business Park

3.9kms (5mins) from Junction 10 M7 Motorway - <http://g.co/maps/s3frx>

5.1kms (7mins) from Newbridge town centre - <http://g.co/maps/mexdz>

6.5kms (10mins) from Naas town centre - <http://g.co/maps/pyzjn>

31.3kms (25mins) from Junction 9 M50 Motorway - <http://g.co/maps/fr47c>

Notable occupiers within the Business Park include Primark, Schlotter, DSG Packaging, DSV, Nationwide Tiles and Bathrooms and Envirocare.



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Lease Terms

Available to let under new lease terms

Rent

On Application

Viewing

Strictly by appointment only



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