

M7



TO LET

R445

Naas

Enterprise
Park

Existing space and build
opportunities available between
200 sqm (2,000 sqft) and
9,290 sqm (100,000 sqft)



Well established commercial location, outside of Naas, Co Kildare easily accessible to the M7 (Dublin to Limerick) motorway



Situated approximately 30km southwest of the M50 Motorway at Junction 10 Naas South providing access to nationwide routes



Offering existing space and design and build opportunities between 200 sqm (2,000 sq ft) to 9,290 sqm (100,000 sq ft)



Current occupiers include: DSV, NCT, Mercury Engineering, Domino's Pizza, Schlotter Ireland Ltd, Conlan BMW-Jaguar-Land Rover and Primark





LOCATION

Naas Enterprise Park is situated on the southern side of the R445 from Naas to Newbridge.

Naas Enterprise Park is situated just off the M7 motorway at Junction 10 Naas South known as the Newhall Interchange and is approximately 4kms south of Naas and approximately 7kms north of Newbridge, approximately 36kms south west of Dublin city centre. The property is situated in the heart of the central logistics area of the entire country and offers ease of access to the M7 motorway leading to all

arterial routes to the north, west and south of the country. Leading distributors have their primary Irish distribution centres in the adjacent area which include Aldi, Johnston Logistics, Lidl, Primark and DSV. The soon to commence Sallins Bypass and Third Lane from Naas South to the Waterford turn off/M9 has commenced and this will further enhance and benefit the ease of access and accessibility in the area and in particular for Naas Enterprise Park occupiers. It will include the full upgrade of Junction 10/Newhall Interchange and a new junction for Kerry Group.





DESCRIPTION

Naas Enterprise Park comprises an entire park of over 40.47 ha (100 acres), 100 occupiers and over 139,350 sqm (1.5 million sqft) of industrial and office accommodation. The new owners of Naas Enterprise Park are upgrading the entrance and entire road network over the next few years. They are also improving signage within the park and providing a landscaped quality and enhanced business environment for current occupiers which include Domino's Pizza, DSV, NCT, Primark, Mercury Engineering, National Council for the Blind, HSE and Conlan BMW-Jaguar-Land Rover.

Come join these well-known national and international occupiers at the new and improved Naas Enterprise Park where space is available between 200 sqm (2,000 sqft) and 4,800 sqm (50,000 sqft) of existing accommodation.

Our client can also offer design and build opportunities to let on selected sites within the park from 2,000 sqm (20,000 sqft) upwards.



NAAS ENTERPRISE PARK OCCUPIERS INCLUDE



PRIMARK®





UNITS AVAILABLE

Unit sizes ranging from 200 sqm (2,000 sqft) and 4,800 sqm (50,000 sqft) of existing accommodation are available on flexible terms.

There are **6 sites** available as follows:

	Ha	Acre	Possible Unit Size Sqm	Possible Unit Size Sq ft
Site 1	1.2	4.5	5,530	59,524
Site 2	2.46	6.07	5,600	60,000
Site 3	0.80	2	1,860	30,000
Site 4	4.05	10	11,000 & 1,500	118,400 & 16,000
Site 5	0.40	1	820	8,826
Site 6	0.40	1	1,350	14,531

DESIGN & BUILD OPPORTUNITIES

There are a number of excellent profile sites within Naas Enterprise Park that offer the opportunity to purchase or lease a bespoke premises built to purchasers or tenants exact requirements.





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