



TO LET

# UNIT 10, MONREAD SHOPPING CENTRE, NAAS, CO. KILDARE

## Property Highlights

- Well-established neighbourhood shopping centre anchored by Tesco.
- Excellent mix of national and independent retailers.
- Surrounding occupiers include Boots, Costa Coffee, Elverys and Holland & Barrett.
- Unit 10 extends to approx. 797 sq. ft (74 sq. m).
- Prominent position within a busy retail scheme.
- Approx. 808 free surface car-parking spaces.

## Location

Monread Shopping Centre is located on Monread Road in Naas, Co. Kildare, approximately 35 km south-west of Dublin City Centre. The scheme benefits from excellent accessibility to the M7 motorway and serves a strong residential catchment within one of Kildare's primary commuter towns. The centre enjoys strong local footfall driven by surrounding housing developments, schools and established commercial activity.



## Contact

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## Property Description

Unit 10 is located within Monread Shopping Centre, a well-established retail scheme anchored by Tesco. The unit extends to approximately 797 sq. ft (74 sq. m) benefiting from strong footfall and excellent customer parking within the scheme.

## Service Charge

Service Charge for this property is approximately €4,700 per annum.

## Rates

Commercial rates for this property are to be confirmed.

## Insurance

Insurance is to be confirmed.

## Viewings

Strictly by appointment only through leasing agents Cushman & Wakefield.

## Rent

Quoting rent is €32,500.

## BER

BER Rating is yet to be confirmed.

