

# Unit 3 Lime Drive Naas Enterprise Park



## Features

- Detached warehouse unit extending to 1,735 sqm
- High Profile location with the business park
- Eaves height approx. 6m
- 1 grade level doors
- Generous carparking and loading/unloading area
- Actively managed business park
- Flexible lease terms offered



## Accommodation

Description	Approx. Sqm	Approx. Sqft
Warehouse	1,137	12,250
Sub Mezzanine & Ground Floor Offices	298	3,218
First Floor Concrete Mezzanine	298	3,218
Total Gross External Area	1,735	18,675



## Description

The property comprises a detached storage facility which includes offices and staff facilities, with external hard-standing yard for loading/unloading and carparking. The warehouse is a steel portal frame construction with block infill walls to approximately 2.5m and architectural cladding to the remaining wall section. The roof is a double skin metal deck roof incorporating translucent roof lights and has the benefit of a clear internal height of approximately 6 m. The warehouse has a concrete floated floor, has the benefit of sodium bulb lighting and is accessed via one grade door.

The office section is situated on the ground floor with frontage to the main estate road, the offices have plastered and painted walls, with a mix of PVC and Aluminium frame windows with security shutters and doors as well as an intruder alarm system.

## For further information contact



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