







A superb opportunity to lease a modern high-profile premises located within Navan Shopping Centre, the largest retail and commercial destination in the town.

# Unit 4 & 5 Abbey Road, Navan, Co. Meath

Extending to approximately 322 sq.m (3,466 sq.ft) in total over the first and second floors, this impressive property combines fully fitted office accommodation with open shell space, offering exceptional flexibility for a wide range of occupiers.

The space can be let as one or on a floor-by-floor basis, and enjoys excellent natural light and panoramic views over Navan Town.

The property benefits from dedicated parking permits within the Shopping Centre and direct access to the multi-storey car park.

A rent-free period may be negotiated to allow for tenant fitout and configuration to specific requirements.

## FIRST FLOOR ACCOMMODATION

First Floor - Fully fitted office accommodation extending to c.161 sq.m (1,733 sq.ft)

The first floor provides fully fitted office accommodation finished to a high standard with suspended ceilings, recessed lighting, wooden flooring, kitchenette, and WC facilities.

## SECOND FLOOR ACCOMMODATION

Second Floor - Shell & core space extends to approximately 161 sq.m (1,733 sq.ft)

This floor is presented in shell and core condition, ready for completion to a tenant's bespoke layout and specification.

While current planning provides for office use, alternative uses such as leisure, retail, or entertainment may be considered subject to the necessary planning consents.

## FEATURES

- Located within Navan Shopping Centre
- Prominent position overlooking Abbey Road
- Dedicated parking permits included
- Can be let as one or two floors
- Excellent views across Navan Town
- Fully fitted first floor offices ready for occupation
- Second floor shell & core space for bespoke fitout
- Lift shaft in place (lift to be installed prior to tenancy)
- Suitable for a range of commercial uses (SPP)
- Rent-free period available to facilitate fitout

## LOCATION

Navan Shopping Centre is the retail and commercial core of Navan Town and benefits from a strong mix of anchor tenants, daily footfall, and convenient access to extensive car parking.

The Centre adjoins Abbey Road and Trimgate Street, surrounded by professional offices, retail outlets, cafés, and services.

Navan is the administrative and commercial capital of County Meath and is easily accessible via the M3 Motorway and N51, with regular public transport links to Dublin and the wider region.

## FURTHER DETAILS

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