



To Let

Unit 5 Fern Road, off Heather Road, Sandyford Industrial Estate, Sandyford, Dublin 18 D18 V6R3
Detached Light Industrial/ Office Facility of 12,686 Sq Ft (GEA) plus 19 Car Park Spaces

BER C3

Cathal Morley
+353 1 673 1600
cathal.morley@eu.jll.com

Woody O'Neill
+353 1 673 1600
woody.oneill@eu.jll.com











Location

- Located in the centre of Sandyford Industrial Estate with primary access from Heather Road
- Approx. 5 minute walk from Sandyford Luas Green Line
- Easy access to Dublin City Centre via Dundrum and furthermore to Cherrywood via the Luas Line Extension
- Longitude: 53.273528
- Latitude: -6.212717

Nearby Occupiers



Travel Times

	M50 Motorway Junction 14	–	5 mins
	M50 Motorway Junction 13	–	7 mins
	M50 Motorway Junction (N7)	–	15 mins
	Dublin Airport	–	28 mins
	Dublin Port Tunnel	–	29 mins
	Dublin City Centre	–	35 mins





Generic Photograph

Accommodation

The approximate gross external area (GEA) is as follows:

GROSS EXTERNAL AREAS	SQ FT
Ground Floor Warehouse	8,276
First Floor Office	4,410
Total	12,686

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence



Generic Photograph

Description

- Detached industrial and office facility of concrete frame construction incorporating concrete block infill walls with an insulated metal deck roof
- Reinforced concrete floors to the light industrial area with a mix of timber and concrete flooring throughout the office areas
- One grade level loading door provided to the warehouse area
- Eaves height approximately 6 metres



Generic Photograph

Unit 5 Fern Road, off Heather Road Sandyford Dublin 18 D18 V6R3

Terms

Available To Let under a new medium to long term lease, subject to a Deed of Renunciation

Rent

On application

Services

- High bay lighting to warehouse
- GFCH radiators to office accommodation
- Intruder and Fire Alarm system

Viewing

Strictly by appointment only with the sole agent

Building Energy Rating

BER: C3

BER No: 800217986

EPI : 380.19 kwh/m²/yr

Enquiries

Cathal Morley

+353 1 673 1600

cathal.morley@eu.jll.com

Woody O'Neill

+353 1 673 1600

woody.oneill@eu.jll.com

 property.jll.ie

 [@JLL Ireland](https://www.linkedin.com/company/jll-ireland)

DISCLAIMER

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

PSRA Licence: 002273

