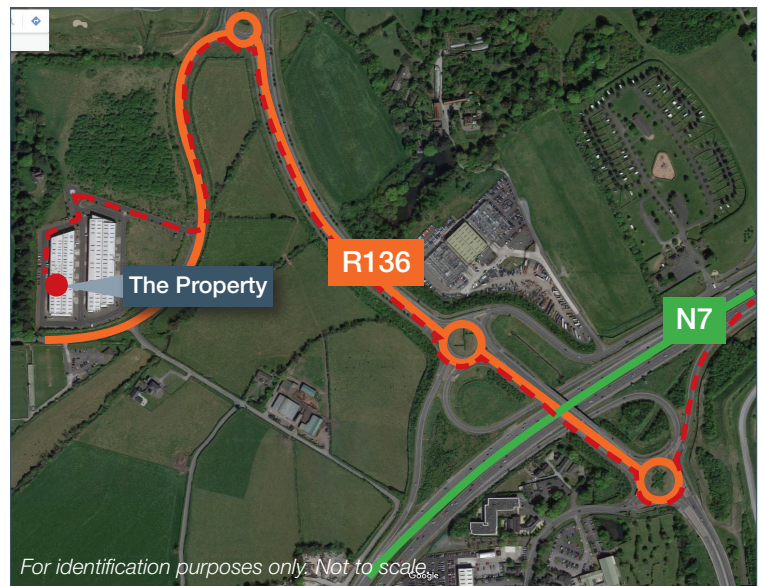


To Let

Units A12 & A13 Kingswood Business Park,
Naas Road, Dublin 22



- Modern, mid-terrace industrial premises of approx. 386 sq.m.
- Excellent location situated just off the N7, approx. 15 km from Dublin City Centre and within easy access of the M50/Naas Road Interchange (J9).



Location

The property is situated in Kingswood Business Park, which is located on the Outer Relief Road at the Naas Road/ Kingswood Interchange. The Business Park is 500 metres from the N7, providing rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel.

Description

Warehouse

- Modern mid-terrace double unit
- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- Full height concrete block walls
- Clear internal height approx. 7 metres
- Concrete floor
- Two ground level roller shutter doors
- High bay sodium lighting

Offices

- Painted and plastered walls

- Suspended ceilings with recessed fluorescent lights
- Electric heating
- Wooden floors
- Double glazed aluminium windows
- Toilets
- Canteen

Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Warehouse	270
Office	116
Total	386

Intending tenants must satisfy themselves as to the accuracy of the floor areas referred to throughout this brochure.

Services

We understand that all mains services including 3 phase power are provided and connected to the property.

Rates

The rateable valuation of the property is €46,600. The rates payable for 2017 are €7,549.20

Service Charge

The 2017 service charge budget for the property is TBC.

Inspections

All inspections are strictly by appointment through Savills.

Rent

On application

BER Details

BER Rating: E1
BER No. 800585374
Energy Performance Indicator:
575.84 kWh/m²/yr

Further Information

Industrial Department
Savills
33 Molesworth Street
Dublin 2

Phone: 01 618 1300
Fax: 01 676 7066

savills.ie

Niall Woods
01 618 1725
niall.woods@savills.ie PSRA
002233-005752

Darragh Doyle
01 6181 341
darragh.doyle@savills.ie
PSRA Lic.No 002233-005407

Elaine Gordon
01 618 1313
elaine.gordon@savills.ie
PSRA 002233-005472

Gavin Butler
01 618 1340
gavin.butler@savills.ie
PSRA 002233-002934

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