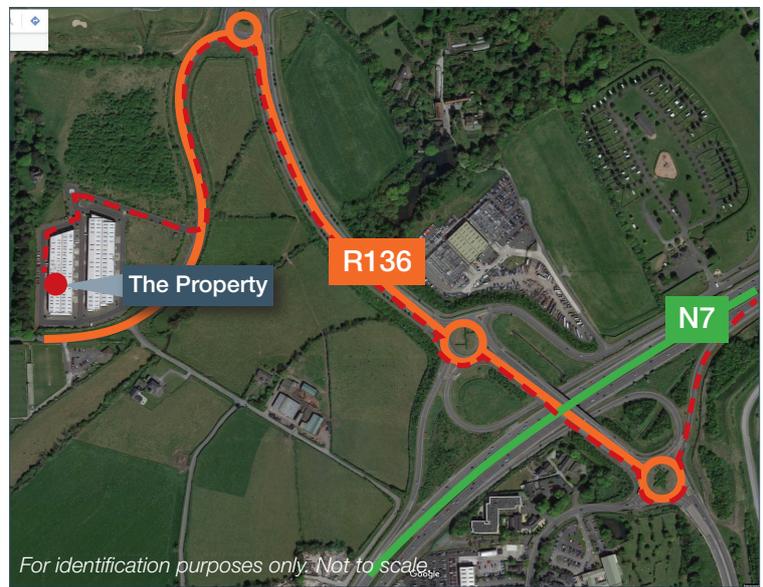


To Let

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

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

