



# Hillview House

52 Bracken Road  
Sandyford  
Dublin 18

- Fully Refurbished Industrial Unit
- Electric Roller Shutter Door
- c. 472 sq. m. / 5,079 sq. ft. + Parking
- Excellent Transport Links



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**TO  
LET**

## LOCATION:

The unit is situated in Sandyford Business Park on Bracken Road, approximately 2 km from the M50 motorway interchange connecting all main arterial routes in Ireland.

There is excellent transport links around the property, such as the Stillorgan LUAS stop, which is only a 10-minute walk away. Dublin Bus also provides regular bus service to the city centre and the southern suburbs.

## DESCRIPTION:

The property comprises a light industrial warehouse unit with 2 storey offices extending to c. 472 sq. m. / 5,079 sq. ft.

The unit, which is of steel frame construction with metal cladding, is accessed via an electric roller shutter door to the side of the property and a separate pedestrian entrance.

The offices and staff areas comprise plastered and painted walls, LED lighting and carpet floors with a mix of open plan and cellular offices.

The unit has the benefit of 12 parking spaces demised to the premises.

## REFURBISHMENT INCLUDES:

- New LED Lighting
- Newly Carpeted
- Sealed & Painted Warehouse Flooring
- Electric Roller Shutter Door
- 3 Phase Power
- Kitchenette
- New W.C's

**LEASE TERMS:** New Flexible Lease Available

**COMMERCIAL RATES:** c. €13,882 per annum

**SERVICE CHARGE:** c. €3,000 per annum

**BER C2** No. 800965709  
178.34 kWh/m<sup>2</sup>/yr



20 Clanwilliam Square,  
Grand Canal Quay, Dublin 2

The approximate Gross External Floor area is:

GEA	sq. m.	sq. ft.
Warehouse	341	3,669
Office	131	1,410
<b>Total</b>	<b>472</b>	<b>5,079</b>

## 12 Car Spaces Demised to the Property

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



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