



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/m²/yr



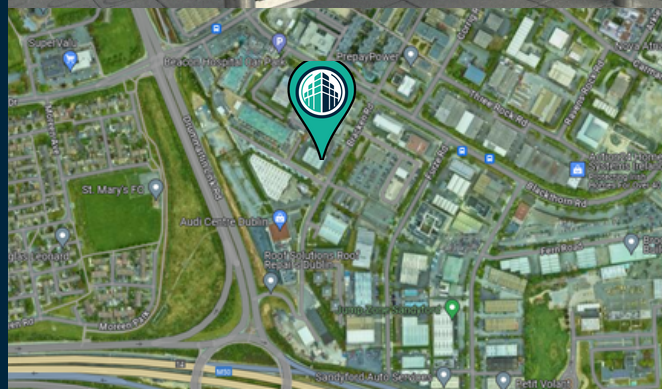
20 Clanwilliam Square,
Grand Canal Quay, Dublin 2

The approximate Gross External Floor area is:

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

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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