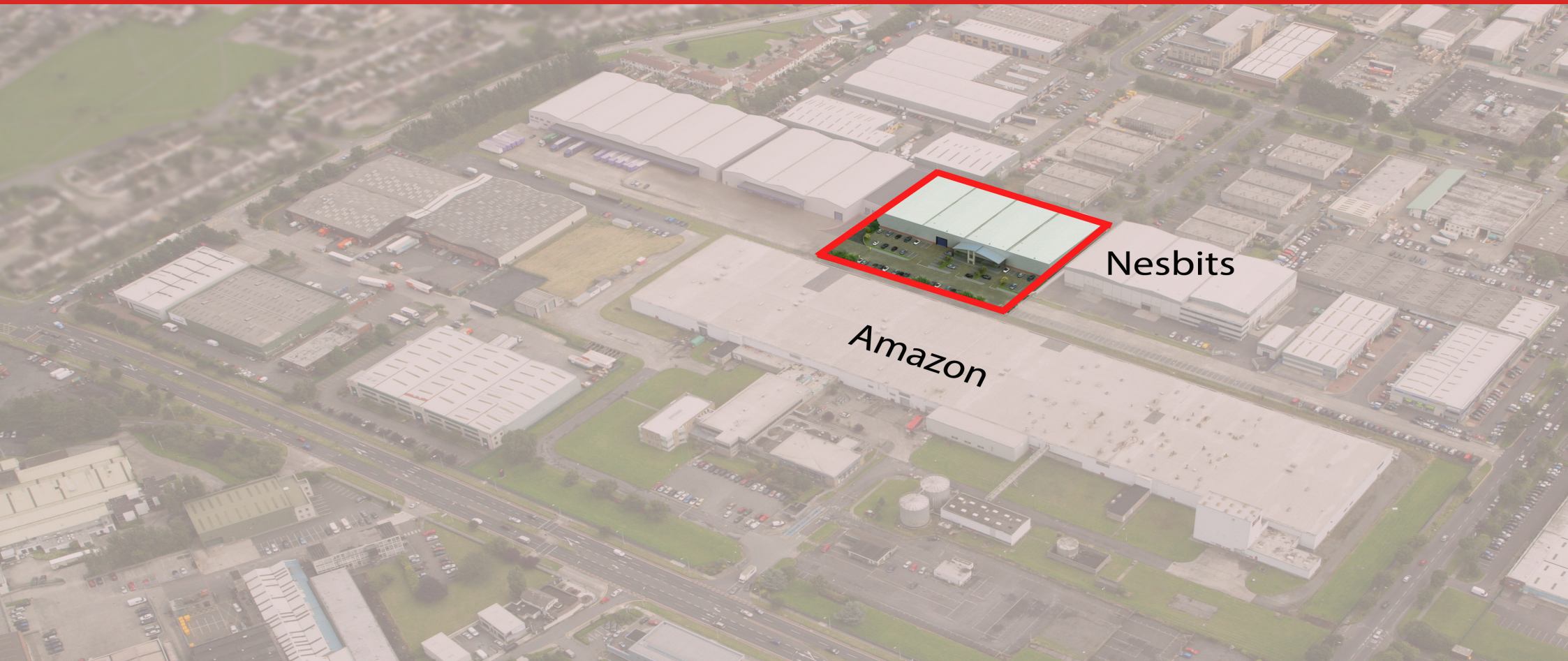


For Sale/ To Let - Prime Newly Refurbished Facility

Block 1, Airton Road, Tallaght, Dublin D24 TD2N

BER D2



- 49,414 Sq Ft including 3,262 Sq Ft office accommodation
- Clear internal height 6.7m
- Prime Distribution location
- Available now



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Location

- The property lies 1.4 km north of the N81 (Tallaght by-pass) and 1.5 km from The Square Shopping Centre
- 2.7 km from the Ballymount/ M50 Motorway Interchange (Junction 10) with access also available to the M50 via the Naas Road (N7) and the Firhouse exit
- Airton Road is only 3.2 km from Newlands Cross on the Naas Road (N7)
- LUAS is available 1.6 km away at the Belgard Stop on the Red Line
- The property is also serviced by numerous bus routes
- Occupiers in the immediate area include TNT Express, Arnotts, Glanbia and Comans Wholesale





Description/ Specification

- Fully refurbished Distribution/ Warehouse facilities with excellent marshalling and yard areas
- Steel frame construction which has been encased in concrete. Each span is approximately 22m
- The infill walls are generally of concrete block providing security to full height save for the front elevation where they rise to approximately 2m
- The roof is new twin skin insulated metal deck with approximately 10% perspex roof lighting
- New loading doors are provided to the western elevation and encompasses 2 grade level doors
- Quality two storey office accommodation is provided within both buildings and can be finished to specific occupiers needs
- Loading yard to the front elevation



Accommodation Schedule

	Sq Ft
Warehouse	46,152
Ground Floor Offices	1,631
First Floor Offices	1,631
Total	49,414

All intending tenants are specifically advised to verify the floor area and carry out their own due diligence



Services

- All mains services available

Terms

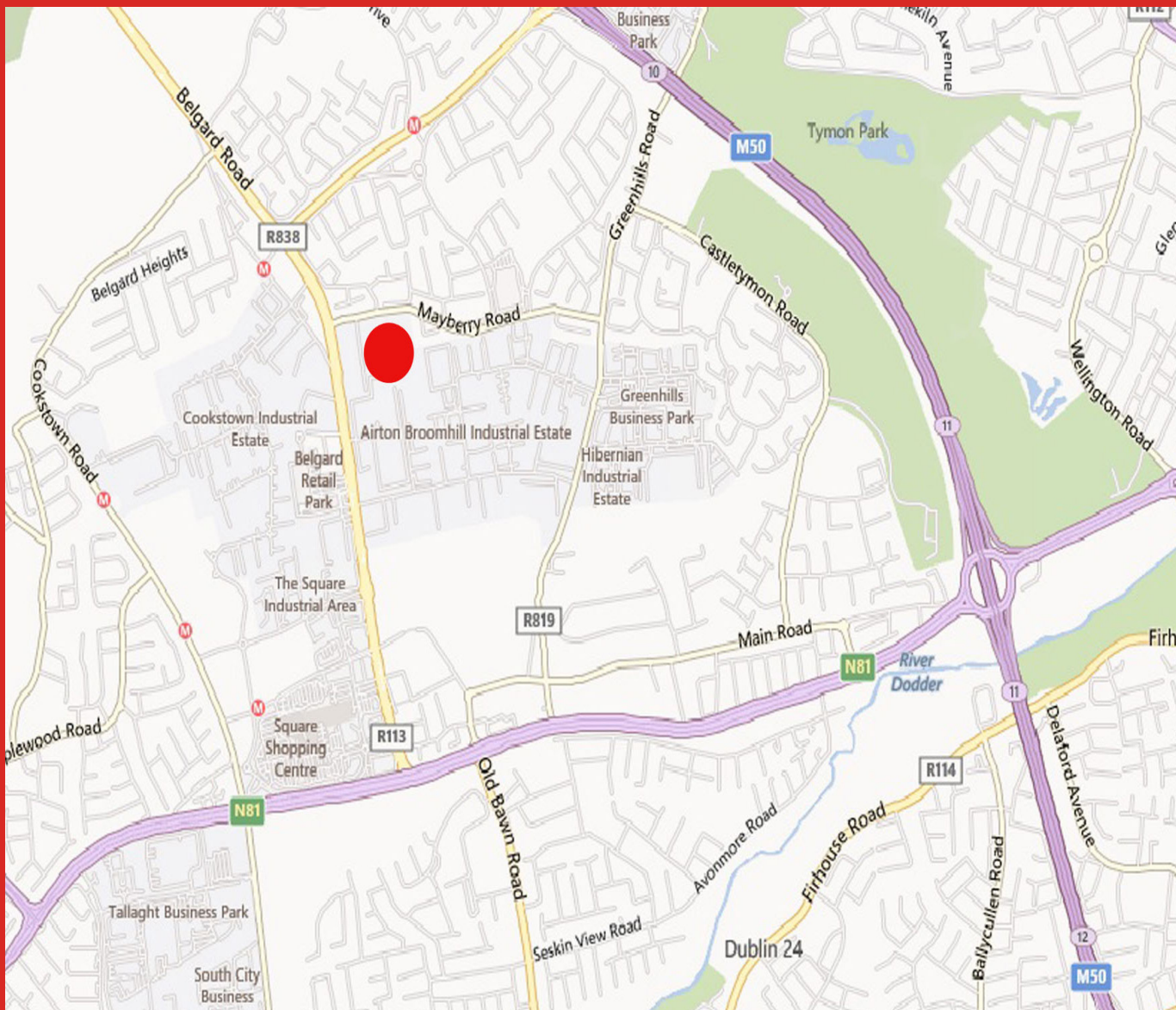
The property is available For Sale or To Let

Terms

On application

Viewing

Strictly by prior appointment through JLL or William Harvey & Co



BER Details

BER: D2

BER No: 800246563

Energy Performance Indicator: 459 kWh/m²/yr



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