

**TO LET**

**UNIT 3,  
WHITESWAN BUSINESS CENTRE,  
DUBLIN 8,  
D08 VX59**

**McNally  
Handy**

3 Pembroke Street Lower,  
Dublin 2, Ireland.  
Eircode: D02 FH24

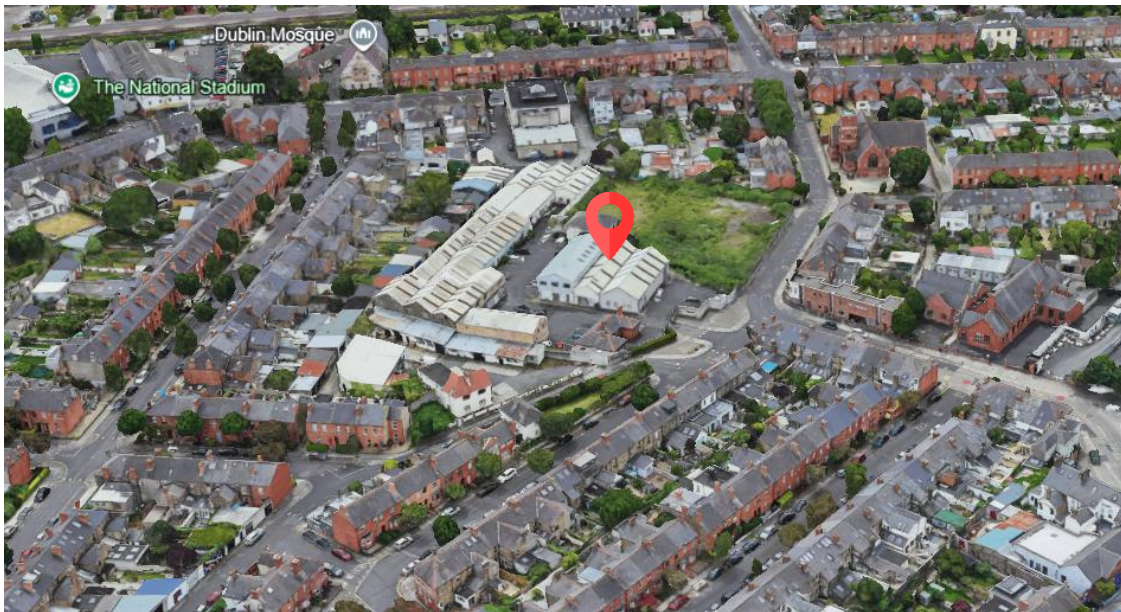
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These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA 002226.





**Without Prejudice/ Subject to your advisor's legal due diligence and confirmations in the usual manner**

#### LOCATION

Centrally located in a well-established Business Park in Dublin 8, 200m north of South Circular Road, situated in South Dublin City Centre. The immediate area is characterised by a strong mix of light industrial, storage and trade-related occupiers and benefits from excellent accessibility to the N7, R810 and M50 readily accessible. The location is well served by public transport and offers convenient access for staff, deliveries and distribution operations within Dublin City Centre.

#### DESCRIPTION

Conveniently located self-contained industrial/workshop accommodation extending to approximately 212 sq. m (2,285 Sq. ft) GEA. Accommodation consists of a rectangular primarily open floor plan workshop with concrete floors, painted block walls and exposed steel roof trusses offering 4.5m eaves. The space is fitted with strip lighting throughout and includes ancillary office/storage areas at mezzanine level. Access is provided via a full-height roller shutter suitable for loading, making the unit well suited to a range of light industrial, workshop or creative uses. The property benefits from 2 designated car parking spaces.

#### RENT

**€26,000 per annum exclusive**

#### LEASE TERMS

New Flexible Lease Terms

#### OUTLAY

Rates - €3,202.12 per annum

Insurance - €TBC per annum

#### BER

BER G

BER Number: 800989691

#### VIEWING

By appointment only through sole agents McNally Handy & Partners.

#### Contact

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