



To Let



Unit 7 The Courtyard, Fonthill Industrial Park, Clondalkin, Dublin 22

- 3,337 Sq Ft
- High specification unit in quality managed business park environment
- Modern offices with CAT 5 cabling
- Approximately 6.5 metre eaves
- Approximately 0.2 km from the M50
- Adjoining occupiers include Vehicle Licensing Centre, Mosaic Assemblers, Keane Windows Limited, Halal Food and Grocery and Windows Warehouse Ireland Limited



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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

LOCATION

- The property is located in The Courtyard development within Fonthill Industrial Park
- Fonthill Industrial Park is considered one of the premier industrial/retail locations in south west Dublin
- Located 0.1 km west of the Fonthill Road North and approximately 2 km south west of the M4/M50 Liffey Valley Interchange
- Local Authority: South Dublin County Council

DESCRIPTION

- The property is of steel frame construction with an insulated metal deck roof and architectural panels to the front elevation
- Warehouse floor is of a power floated finish and the eaves are approximately 6.5 metres high
- There is an electronically operated warehouse door provided to the front elevation
- Two storey offices are finished with plastered and painted walls, tiled and carpet floors, suspended ceilings, electric storage heating, double glazed aluminium windows and CAT 5 cabling throughout
- 24 hour security
- Monitored CCTV
- The unit is fully alarmed and the front door incorporates a magna lock which requires key code access to further add to security

ACCOMMODATION

The gross external floor areas are as follows:

	SQ FT
Warehouse	2,067
2 Storey Offices	1,270
Total	3,337

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

SERVICES

All mains services are available including three phase power

BUILDING ENERGY RATING

- BER: F
- BER No. 800579104
- EPI: 735.05 kWh/m²/yr

TERMS

To Let by way of a new lease

RENT

On application

DISCLAIMER

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