



To Let

BER B1

Industrial Units at Bracetown Business Park, Clonee, Co Meath

- From 6,017 Sq Ft - 42,086 Sq Ft
- Strategically located just off the N3 route linking Dublin and Navan
- Units of varying sizes available on flexible lease terms
- Eaves height 6 m
- Dock and grade level doors provided throughout



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

- Bracetown Business Park is located in Clonee fronting the N3/ M3
- Located only 7minutes drive from the M50 giving access to Dublin Airport and Port Tunnel
- This is an ideal location close to Damastown, Rosemount, Northwest, Ballycoolin and Orion Business Parks

DESCRIPTION

- Each warehouse is of steel portal frame construction, with concrete block walls to a height of c. 2 metres with metal deck cladding above
- Power floated re-enforced concrete floors and insulated roof with 10% translucent lighting
- Each warehouse has a span of approximately 36.5 metres
- Clear internal storage height of approximately 6 metres at the eaves and a centre height of c. 9.5 metres
- Dock level and grade level doors provided

ACCOMMODATION

The approximate gross external floor area of the properties are as follows:

UNIT NO.	SQ FT	RENT
4	6,017	€36,000
7 - 8	21,043	€126,000
13 - 14	21,043	€126,000
17 - 18	21,043	€135,000
13,14,17,18	42,086	€261,000

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

SERVICES

- All mains services are available including 3 phase power
- Fire sprinkler system in operation

BUILDING ENERGY RATING

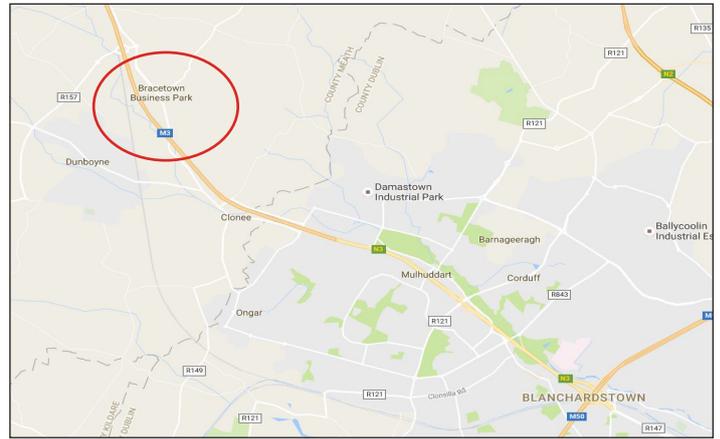
- BER: B1
- BER No. 800020778
- EPI: 127.37 kWh/m²/yr

TERMS

Flexible lease terms

RENT

On application



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