



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

Cathal Morley
Woody O'Neill

Email: cathal.morley@eu.jll.com
Email: woody.oneill@eu.jll.com

Tel: +353 1 6731615
Tel: +353 1 6731661

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

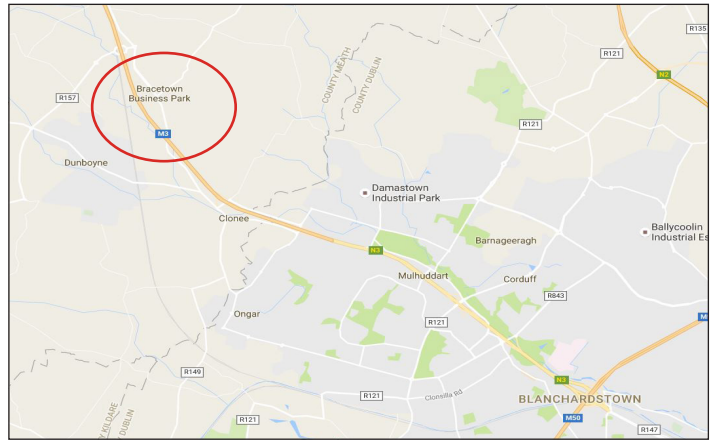
- BER: B1
- BER No. 800020778
- EPI: 127.37 kWh/m²/yr

TERMS

Flexible lease terms

RENT

On application



Cathal Morley
cathal.morley@eu.jll.com
Tel: +353 1 673 1615
Woody O'Neill
woody.oneill@eu.jll.com
Tel: +353 1 673 1661

DISCLAIMER

The particulars and information contained in this brochure, are issued by JLL on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of JLL, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

PSP Licence No: 002273