



To Let

BER C1

Unit B1 Nangor Road Business Park, Nangor Road, Dublin 12

- 18,793 Sq Ft
- Modern specification warehouse and office facility
- Significant profile to the Nangor Road
- Easy access to the M50 via Junction 10
- Short walk to Park West/Cherry Orchard train station and Kylemore Luas stop
- Eaves height approximately 7 metres



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

- Nangor Road Business Park is a small managed closed estate in a landscaped setting
- It is situated 7km south west of Dublin City Centre and in close proximity to the M50/Naas Road (N7).
- Excellent public transport is available with a QBC on the Nangor Road with feeder buses connecting to the LUAS Red Line from Park West
- Occupiers in the park include Adidas and Volkswagen

DESCRIPTION

- Modern warehouse and office facility of precast concrete frame construction with concrete block infill walls to full height
- Reinforced power floated solid concrete floor
- One grade level roller shutter door to the rear
- Two storey office accommodation with plastered and painted walls and generally suspended ceilings with recessed lighting
- Externally insulated cladding to roof level
- Metal deck roof with perspex roof lighting
- Extensive car parking

ACCOMMODATION

The approximate gross external floor area of the property is as follows:

FLOOR	SQ FT
Warehouse	9,833
2 Storey Offices	8,960
Total	18,793
<i>Temporary Office/ Showroom</i>	<i>2,630</i>

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

SERVICES

All mains services available

BUILDING ENERGY RATING

- BER: C1
- BER No. 800495079
- EPI: 338 kWh/m²/yr

TERMS

To Let under the terms of a new lease

RENT

On application



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