



To Let

Two interconnecting warehouses available from 21,044 Sq Ft to 42,088 Sq Ft

- Excellent access to the M3 at Junction 5 (Dunboyne Interchange)
- Fully managed and secure business park environment with full CCTV
- One Loading Dock
- 4 No. Grade Level Access Doors.
- Clear internal height of 6m
- Units are fully sprinklered

Unit 11-14

Bracetown Business Park, Clonee, Clonee

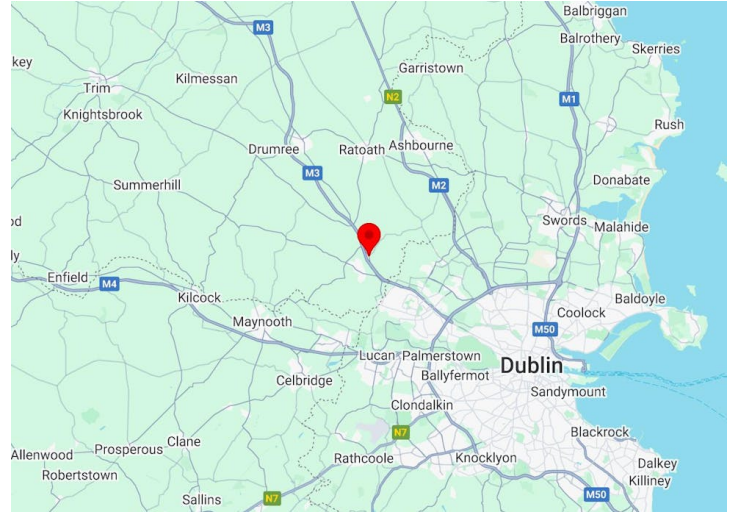
21,044 to 42,088 sq ft

1,955.05 to 3,910.10 sq m

Reference: #233148

Unit 11-14

Bracetown Business Park, Clonee, Clonee



Summary

Rent	Rent on application
Service Charge	€0.40 per sq ft Includes insurance
BER	Upon enquiry

Location

Bracetown Business Park is an established warehousing location in Clonee, Dublin 15 with excellent accessibility to the M3 Motorway at Junction 5 (Dunboyne Interchange). The M3 provides direct links to the M50 Motorway and in turn the national transportation network with Dublin Port and Dublin Airport being approx. 20 mins drive-time away.

Description

Steel portal frame construction, with concrete block walls to a height of approx. 2 m with metal deck cladding above
Power floated re-enforced concrete floors and insulated roof with 10% translucent lighting
Warehouse bays have a span of approximately 36.5m
High speed fibre optic broadband
3 phase power available
Units are fully sprinklered

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 11-12	21,044	1,955.05	Available
Unit - 13-14	21,044	1,955.05	Available
Total	42,088	3,910.10	

Viewings

Strictly by prior appointment with joint agents JLL or HARVEY

Terms

New 5 year IRI lease

Cathal Morley

+353 1 673 1615 | +353 86 783 2141
cathal.morley@jll.com

Nigel Healy

+353 1 673 1635
nigel.healy@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle 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 Jones Lang LaSalle, 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.

