



To Let

Newly refurbished light industrial unit extending to 2,452 sq ft

- Modern enterprise unit in a secure business park environment
- Excellent access to the City Centre and M1 & M50 Motorways
- One electric roller shutter door
- Clear internal height of 6m

Unit 3 Port Tunnel Business Park

Building 1, Clonshaugh Business & Technology
Park, D17PA46

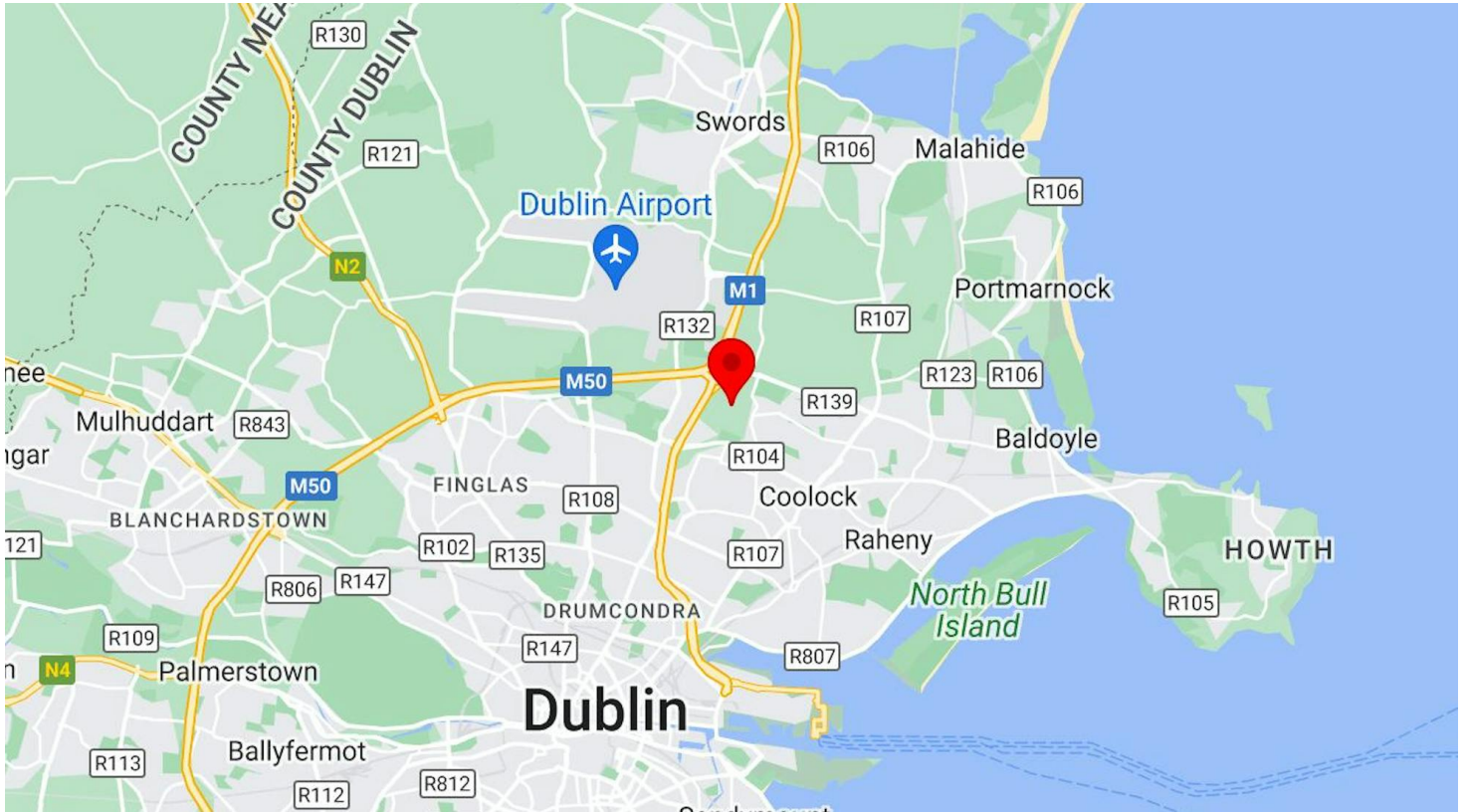
2,452 sq ft
227.80 sq m

Reference: #207150

BER C2

Unit 3 Port Tunnel Business Park

Building 1, Clonshaugh Business & Technology Park, D17PA46



Location

Port Tunnel Business Park, one of the closest developments to the mouth of the Dublin Port Tunnel, is situated within the established IDA Clonshaugh Business and Technology Park, accessed off the Oscar Traynor Road. The Park is positioned 3 km from Dublin Airport and 6 km from Dublin City Centre with excellent access to the M1 and M50 Motorways., which provide access to all major transportation routes.

Specification

- Units are of modern construction with steel profile cladding to the exterior
- Steel frame construction with solid block infill walls to full height
- Reinforced concrete floor with power floated finish
- Insulated metal deck roof with Perspex rooflights
- LED high bay lighting
- Large electronic roller shutter door to the front
- Three phase electrical power and gas is available
- Heating is provided by way of electrical storage heaters
- Unit is fully burglar and fire alarmed
- Office accommodation comprises of carpeted concrete floors, perimeter trunking, plastered and painted walls, suspended ceiling with recessed lighting. WC facilities are provided along with a tea station.

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Building 1, Clonsaugh Business & Technology Park, D17PA46



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Unit 3	2,452	227.80	Available
Total	2,452	227.80	

Terms

New Full Repairing and Insuring (FRI) lease

Viewings

Strictly by appointment with sole agents JLL

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