

To Let

Unit 11B1, Park West Industrial Park, Dublin 12



- Modern industrial facility of approx. 854 sq. m., including approx. 218 sq. m. of two-storey offices
- Located approx. 7km from Dublin City Centre and within 3km of the M50 / Naas Road Interchange (Junction 9).

BER D1



For identification purposes only. Not to scale.



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Location

The subject property is located on Hume Avenue in Park West Industrial Park. The park is located approx. 7km from Dublin City Centre and is within 3km of the M50 / Naas Road Interchange (Junction 9) which provides rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel.

Description

Warehouse

- Steel frame construction
- Concrete block walls to a height of 2.4m with insulated cladding above
- 2 ground level roller shutter doors
- Approx. 6m clear internal height
- Insulated metal deck roof with translucent panels
- High bay sodium lighting
- Painted concrete floor
- Gas fired warm air blower

Office

- Mixture of open plan and partitioned offices
- Suspended ceilings with recessed fluorescent lighting
- Wall mounted sockets
- Carpeted floors throughout
- Double glazed aluminium framed windows
- Electric storage heating
- Boardroom
- Reception area
- Canteen
- Toilets

Schedule of Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Offices	218
Warehouse	636
Total	854

All intending tenants must satisfy themselves as to the accuracy of the measurements provided above.

Services

We understand that all mains services are provided and connected to the property.

Service Charge

The service charge budget for 2019 is €5,679.71 inclusive of VAT.

Rates

The rateable valuation of the property is €44,400. The rates payable for 2019 are €11,588.40.

Inspections

All inspections are strictly by appointment through the sole letting agent, Savills.

Rent

On application

BER Details

BER Rating: D1
BER No. 800100513
Energy Performance Indicator:
904.24 kWh/m²/yr 1.74

Further Information

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