



Unit 14, Trinity Court

The Courtyard,
Fonthill Business Park,
Dublin 22



Superb Warehouse & Office Premises
c. 353.9sq.m. / 3,810sq.ft.
Vacant Possession



Location:

Trinity Court at The Courtyard in Fonthill Business Park is a well-established and actively managed business park located just 2 km from the M50 / N4 intersection giving occupiers ready access to the wider road network, Dublin Airport and Dublin City Centre.

Adjoining nearby occupiers include Musgrave, Harvey Norman, Whirlpool, DID Electrical and An Post. The property is located within a 5-minute drive to Liffey Valley Shopping Centre and Liffey Valley Retail Park where there are a range of amenities. Retail occupiers include Dunnes Stores, Penney's, McDonalds, Halfords, EZ Living Interiors, Costa Coffee and many more.

Unit 14 Trinity Court is within a 10 minute cycle to Clondalkin / Fonthill railway station serving western commuter rail lines and connections to the City Centre. Nearby bus routes include 51D, G2, L53, 76 & 76A.



Description:

14 Trinity Court is a mid-terrace warehouse unit extending to a gross external floor area of c.354 sq.m (3,810 sq.ft). The unit, which is in excellent condition, is constructed of steel frame construction with concrete block infill walls and covered with a double skin insulated metal deck roof. The warehouse, extending to a gross external floor area of c.257.3sq.m. (2,770 sq.ft.), is accessed via standard grade electric roller shutter door to the front and has a clear internal eaves height of approx. 8 metres. Internally, the property provides for ground and first floor office accommodation to the front with a stairwell which connects ground to first floor.

Internal finishes within the office accommodation briefly comprise of suspended ceilings with a mix of recessed LED lighting and fluorescent lighting, plastered and painted walls and electric storage heating. There are 4 designated surface car parking spaces to the front.



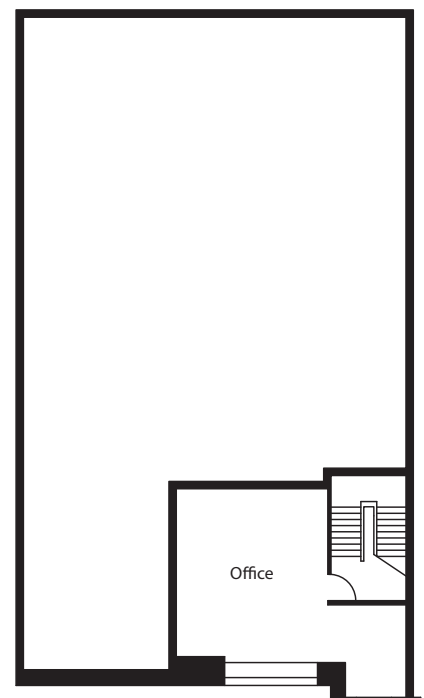
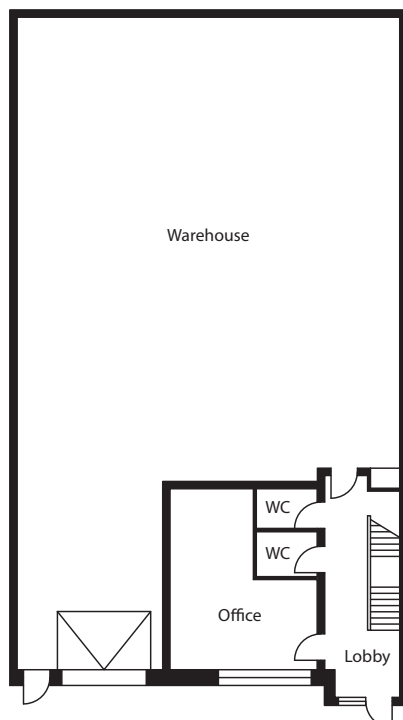
Accommodation:

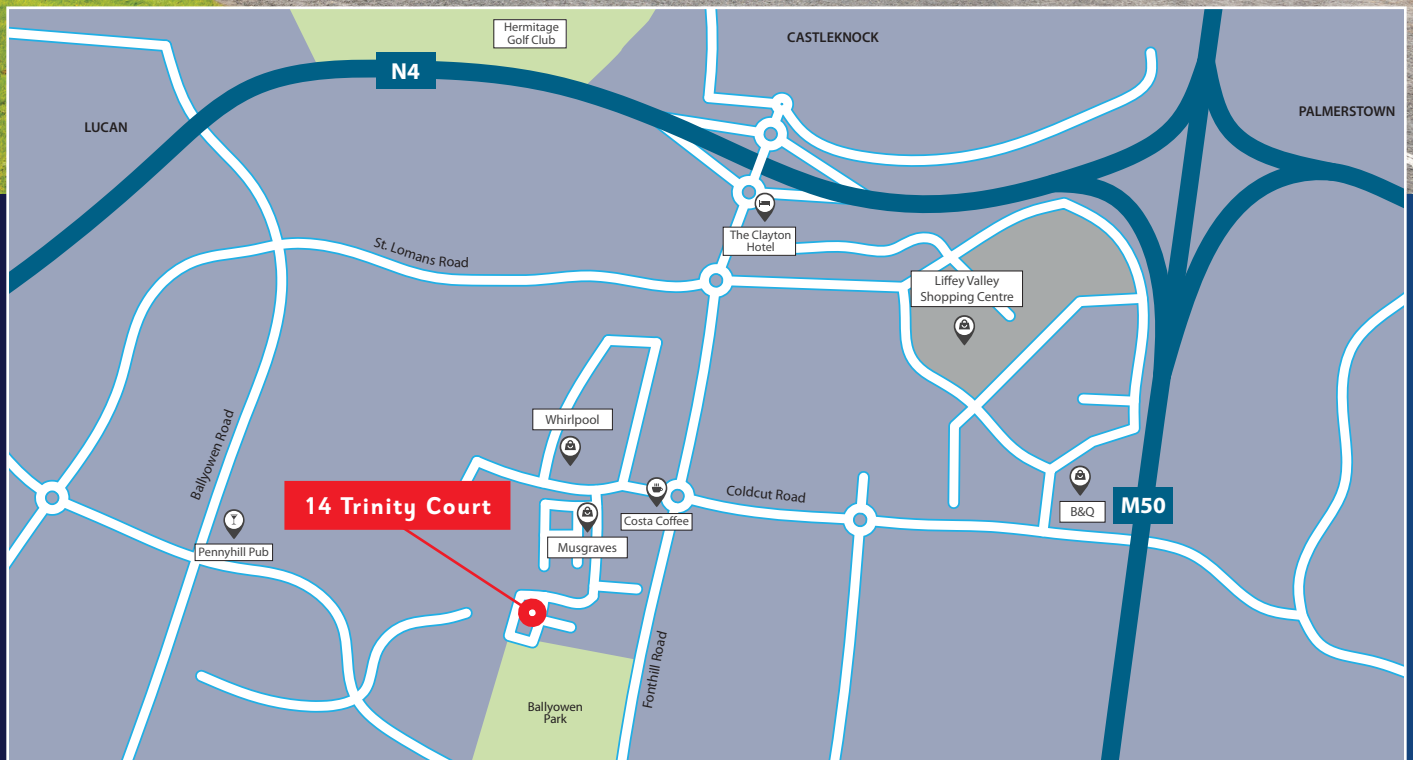
Approximate Gross External Floor Area:

	Sq.m.	Sq.ft.
Ground Floor		
Warehouse	257.3	2,770
Office	47.8	515
First Floor		
Office	48.8	525
Total	353.9	3,810

Features:

- Well maintained unit in excellent condition
- c.354 sq.m / 3,810 sq.ft
- Clear Internal height of approx. 8 metres
- 4 designated surface car parking spaces
- c. 2km from N4/M50 interchange





Rates:

€6,048 (2026)

Price:

On Application

BER: **BER D1**

Service Charge:

€4,635.99 (2026)

Title:

Long leasehold title, subject to nominal rent

Viewing:

By appointment only with sole agents Finnegan Menton.
Contact Conor Timmins ctimmins@finneganmenton.ie or
Nicholas Corson ncorson@finneganmenton.ie or 01 614 7900.



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