

37 Fonthill Business Park

Fonthill Road, Clondalkin, Dublin 22, D22 X263

To Let

Refurbished Detached Warehouse with Ancillary Offices

56,960 Sq Ft

BER C3

37 Fonthill Business Park

Property Overview

- 56,960 sq ft
  5,291.76 sq m
- Excellent access to the M50/N4 intersection and all major road networks
- Detached facility in a secure managed park
- Warehouse clear internal height of approx. 9 metres
- 2 grade roller doors and 4 dock levellers
- Large rear concrete loading yard



Refurbished Detached Warehouse with Ancillary Offices in Dublin 22



For illustrative purposes only.

Location

The property is located within the well-established industrial location of Fonthill Business Park. Strategically located on Fonthill Road, adjacent to the Liffey Valley Shopping Centre and just minutes from the N4/Lucan Road.

Fonthill Road also has excellent access to the M50/N4 intersection providing direct routes to Dublin Airport, Dublin Port and the City Centre which is approximately 11km away.

Fonthill Business Park has a diverse mix of industrial and retail occupiers within the park such as An Post, DID Electrical, NCT Centre and Extertis.

37 Fonthill Business Park

Drive Times

Minutes

4	6	6	20	30
N4	Liffey Valley Shopping Centre	M50	Dublin Airport	Dublin City Centre

Description

Warehouse

- The property comprises a refurbished detached warehouse and office facility situated in Fonthill Business Park
- Warehouse space extending to 47,060 sq ft
- Additional 889 sq ft of concrete mezzanine storage
- Steel portal frame construction
- Insulated metal deck roof and perspex roof lights
- Reinforced concrete floor
- Concrete block infill walls to approx. 2.2 metres
- Insulated cladding above to roof level
- Approx. 9 metres clear internal height
- 2 grade level loading doors and 4 dock levellers
- 33m deep concrete loading yard

Offices

- Two storey office extending to 9,011 sq ft
- Office/staff facilities are due to undergo a full refurbishment to create a fitted modern workspace
- Additional landlord refurbishment works are planned to improve the energy efficiency rating of the building
- Managed and landscape business park
- Extensive car parking available







Accommodation

Approx. Gross External Areas

Unit	Sq Ft	Sq M
Warehouse	47,060	4,372.02
Ground Floor & Warehouse Office	4,881	453.465
First Floor Office	4,130	383.63
Mezzanine	889	82.59
Total	**56,960**	**5,291.76**

All prospective tenants are specifically advised to verify the floor areas with their own measured survey and undertake their own due diligence.

The floor areas are approximate with no reliance given.





37 Fonthill Business Park

Office Interiors

The office internal fit-out shown is for illustrative purposes only and does not form part of the landlord's works.



Terms
New full repairing and insuring (FRI) lease.

BER Rating
BER C3

Viewings
Strictly by appointment only with sole agent JLL.

Rent
On Application.

Sole Letting Agent

JLL®
PSRA Licence No: 002273

Nigel Healy
Director
+353 1 673 1635 | + 353 86 257 5851
nigel.healy@jll.com

Rosie Carey
Senior Surveyor
+353 1 477 9709 | +353 86 440 2172
rosie.carey@jll.com

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