



To Let

Detached Warehouse with ancillary offices in Dublin 22

- 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

Unit 37 Fonthill Business Park

Fonthill Road, Clondalkin, Dublin 22, D22 X263

57,090 sq ft

5,303.83 sq m

Reference: #276739

BER C3

Unit 37 Fonthill Business Park

Fonthill Road, Clondalkin, Dublin 22, D22 X263



Description

- Detached warehouse with two-storey office accommodation extending to approx 57,090
- Including 921 sq ft of concrete mezzanine storage space
- Steel portal frame construction with insulated metal deck roof and perspex roof lights
- Concrete block infill walls to approx. 2.2m high with insulated cladding above to roof level
- The warehouse has a reinforced concrete floor and a clear internal height of approx. 9 metres
- Loading facilities include 2 grade level roller doors and 4 dock levellers
- 33m deep concrete loading yard

- Two storey office accommodation extending to approx. 9,464 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
- 24 hour on site security
- Extensive car parking

Terms

New full repairing and insuring (FRI) lease

Rent

On application

Viewings

Strictly by appointment only with sole agent JLL

Nigel Healy

+353 1 673 1635

nigel.healy@jll.com

Rosie Carey

+353 1 477 9709 | +353 86 440 2172

rosie.carev@ill.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.



