

**To Let (Flexible Terms)
Prime Industrial Facility**



Unit 42 Park West Industrial Park

Nangor Road, Dublin 12

- 52,119 Sq Ft plus Excellent Yard
- 11 dock level doors, 2 grade doors

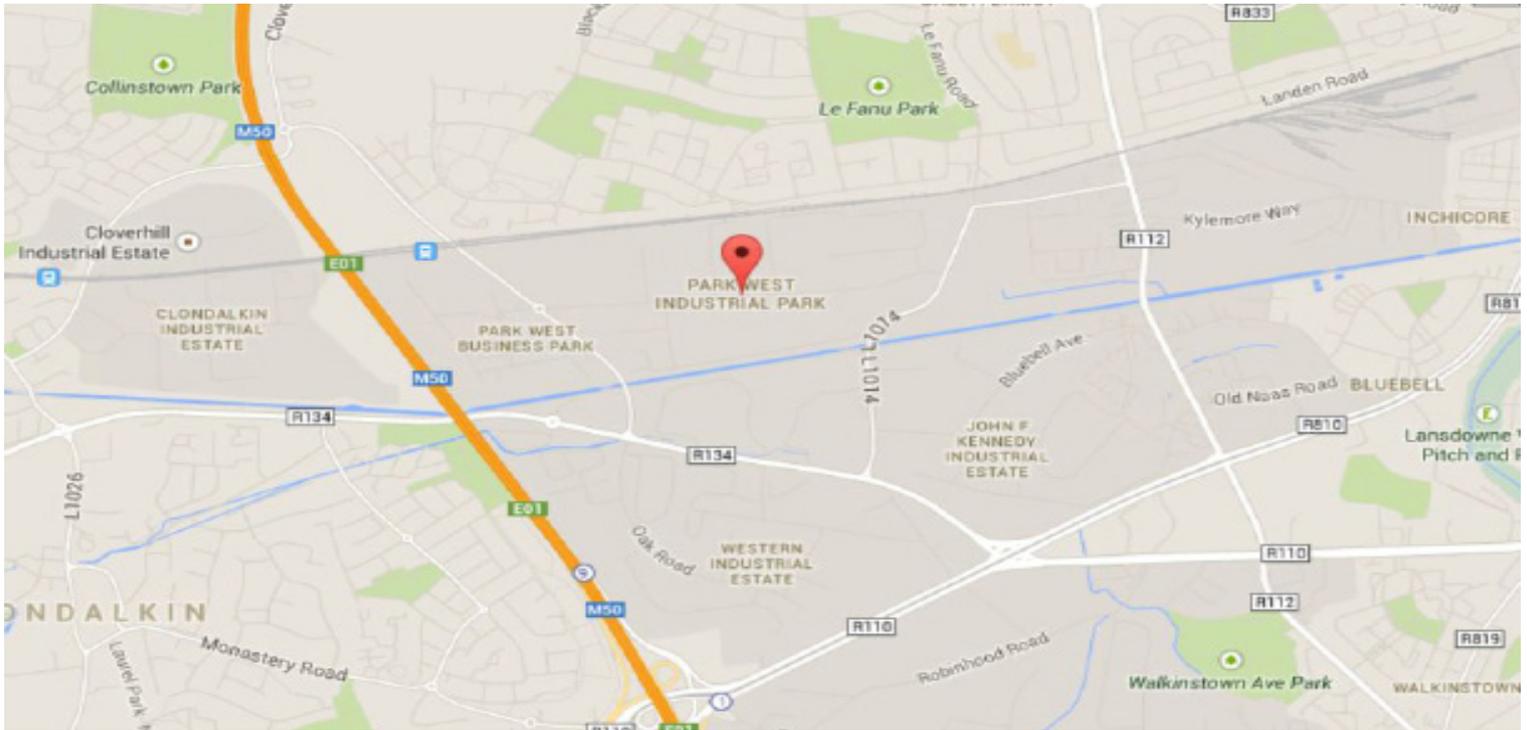


01 6731600

jll.ie

Woody O'Neill
woody.oneill@eu.jll.com
Nigel Healy
nigel.healy@eu.jll.com
Cathal Morley
cathal.morley@eu.jll.com

UNIT 42 PARK WEST INDUSTRIAL PARK



Location

The property is situated on O'Casey Avenue in Park West Industrial Park which lies approximately 7.2 km south west of Dublin's City Centre, adjacent to Junction 9 (Naas Road/ N7) on the M50. The M50 connects the main arterial routes serving the country. The Park is fully managed with 24 hour security and excellent public and private transport.

Park West is located adjacent to the Cherry Orchard and Park West railway station just one stop from Heuston Station near Dublin City Centre. There are a number of bus routes serving the Park and in addition a private shuttle bus linking it to the City Centre and to the nearby Kylemore Luas stop. Amenities are excellent and include a coffee shop, restaurant, a selection of shops, crèche and a fitness centre.

Information on all aspects of the Park can be viewed on www.parkwest.ie

Description

- Detached twin bay facility of steel portal frame construction incorporating concrete block infill walls
- Insulated metal deck roof incorporating perspex roof lighting
- Reinforced concrete warehouse floor with power floated finish
- 8 dock level loading doors and 2 grade level loading doors to the northern elevation and 3 dock level doors to the eastern elevation
- Substantial concrete loading yard extending to approx. 1 acre
- Eaves height approximately 9.6 metres
- 2 storey office accommodation incorporating cellular and open plan layout finished with suspended ceilings, recessed lighting, plastered and painted walls and carpeted floor coverings

INDUSTRIAL AGENCY



Accommodation Schedule

	Sq Ft
Warehouse	45,435
2 Storey Offices	6,684
Total	52,119

All intending tenants are specifically advised to verify the floor area and undertake their own due diligence

Building Energy Rating

BER: B3
BER No. 800310336
EPI: 245.1 (kWh/m²/yr)

Inspection

Strictly by prior appointment





Inspection

Strictly by prior appointment

Terms

By Assignment or Sub-Letting

Rent

On application



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PSP Licence No: 002273

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