



SELLING AGENTS

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Superb Modern Detached Industrial / Production Facility at
CLOVERHILL INDUSTRIAL ESTATE, CLONDALKIN, DUBLIN 22



FOR SALE / TO LET

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- **Approx. 10,516 sq.m incl. 1,808 sq.m office accommodation and 2,986-sq.m hi-bay warehousing.**
- **Site area approx. 2.43 ha (6 acres).**
- **Good Access to M50 via N4 and N7 routes**

LOCATION

Cloverhill Industrial Estate is one of the IDA's premier industrial estates in the Greater Dublin area. The estate is situated approx. 8kms southwest of Dublin City Centre and is bordered on its eastern side by the M50 motorway. Access to the estate is from the N4 through Cherry Orchard and from the N7 through Parkwest. Both the N4 and N7 provide easy access to the M50 motorway and to all the main arterial routes leading from the city.

Cloverhill Industrial Estate is situated on the eastern side of Cloverhill Road and the subject property occupies a prominent position at the entrance to the estate. Clondalkin Train Station is within walking distance of the property and provides excellent transportation links to the area including the Arrow Rail Service to Co. Kildare and Dublin City Centre.

THE PROPERTY

The property is a superb industrial and office facility standing on a site of approx. 2.43 ha (6 acres). The entire building is of metal frame construction with an insulated metal deck roof incorporating 10% translucent panels. There are approx. 3.5m concrete block walls with cladding over and a concrete floor. There is an eaves height of approx. 5.9m in the production facility and approx. 9m in the high bay warehousing section. Loading access is via 4 dock levellers with tailgate loading and 5 automated ground level roller shutter doors. The warehouse is fully furnished with gas fired roof mounted heaters and high bay sodium lighting.

The main offices are located at first floor level and are accessed via a feature reception area to the front of the property. Additional offices are also located at the staff entrance to the building. The offices are fully fitted with carpets, double glazed PVC doors and windows, painted and plastered walls, electric storage heaters, air-conditioning and suspended ceilings with recessed lights, toilets, canteen facilities and a passenger lift.





SERVICES

We understand that all mains services including water, drainage, electricity and telephones are available and connected to the property. The unit is fully alarmed and monitored via CCTV surveillance.



TITLE

The property is held under the terms of a standard IDA 999 year lease.



PRICE/RENT

On Application



Gross External Floor Areas:

First Floor Offices:	1,808 sq.m
Hi-bay Warehouse	2,986 sq.m
Production Space	5,722 sq.m
Total	10,516 sq.m