

TO LET

# Unit 8

Willsborough Enterprise Centre,  
Clonsaugh, Dublin 17

- Superb modern warehouse with offices totalling approx. 570 sq.m. (6,135 sq.ft.).
- Only minutes from Dublin Airport, the Port Tunnel and Dublin City Centre.
- Located in an established and actively managed business park.



Willsborough  
Enterprise Centre

**ROHAN**   
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## Location

Willsborough Enterprise Centre is a high quality actively managed business park that forms part of the larger Clonshaugh Business & Technology Park. Situated just off the M50, the park benefits from ease of access to Dublin International Airport, Dublin Port Tunnel, Dublin City Centre as well as the M1 motorway. Occupiers in the locality include Magnet Networks, Amazon, Butlers Chocolates, Velux and Pulse Logistics.

## The Property

The property comprises an end of terrace unit containing warehouse and two-storey office accommodation with the benefit of 9 designated car parking spaces.

| Approx. gross external floor area | sq m       |
|-----------------------------------|------------|
| Warehouse                         | 335        |
| Two Storey Offices                | 235        |
| <b>Total</b>                      | <b>570</b> |

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

## General

- Steel portal frame construction
- Insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- Automated ground-level roller shutter door
- Eaves height approximately 6.3m
- High quality managed business park

## Office

- Suspended ceilings with recessed lighting
- Painted and plastered walls
- Open plan office layout
- Carpeted throughout
- Perimeter trunking with power / data sockets
- WC facilities on ground and first floor levels

### Services

We understand that all mains services including three-phase power are provided and connected to the property.

### Terms

New long term lease.

### BER

BER Rating: C1  
BER Number: 800012981  
EPI: 627.63 kWh/m<sup>2</sup>/yr

### Rates

Available upon request.

### Service Charge

Available upon request.

### Rent

On application.

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