



# To Let

## To Let: 36,134 sq ft Industrial Facility

- Bays 1 & 2 comprising approx 36,134 sq ft including approx 5,995 sq ft of office accommodation across 3 floors
- Sought after South West Dublin location within close proximity to the M50 motorway via the N7 junction
- Clear internal warehouse height of approx. 10.5m
- Generous yard to the front and side
- Available Immediately

### Bay 1 & 2 Sarsfield House

Airton Road, Tallaght, Dublin 24

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**36,134 sq ft**

3,356.96 sq m

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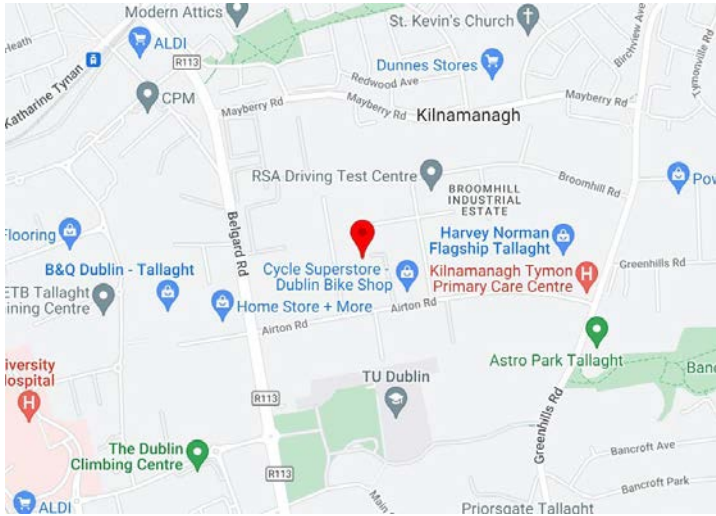
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**BER C2**

# Bay 1 & 2 Sarsfield House

Airton Road, Tallaght, Dublin 24



## Summary

BER C2 (800397275)

## Location

Airton Road is a well-established and popular industrial area in Dublin's South West, approx. 8 km from Dublin City Centre.

The property is within close proximity to the M50 motorway via the N7 junction, giving access right across Dublin.

## Description

The property comprises 2 units in a single block providing approximately 36,134 sq. ft.

There are four grade level doors, 2 to the front elevation and 2 to the side elevation. The warehouse clear internal height is approx. 10.5m. The facility is of steel frame construction with perimeter walls of concrete block to a height of 2.3 metres with insulated metal cladding above to roof level. Double skin insulated metal deck roof.

Office accommodation is constructed with concrete floors, plastered and painted walls, suspended ceilings with recessed fluorescent lighting and heating by means of gas-fired radiator central heating.

## Accommodation

The accommodation comprises the following areas: SUBJECT TO INDEPENDENT SURVEY

Name	sq ft
Unit - Warehouse	28,524
Unit - 3 storey offices	5,995
Unit - Detached Store	1,615
<b>Total</b>	<b>36,134</b>

## Viewings

Strictly by prior appointment with the sole agents

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