



## To Let

**BER D1**

### Unit 7 Airton Road, Tallaght Industrial Estate, Tallaght, Dublin 24

- 7,212 Sq Ft
- Excellent premises in a secure well maintained estate with excellent parking
- Ideal office and showroom solution for a distribution supplier or similar to serve a population in Tallaght of 83,000
- Easy access to the N81/M50 Belgard Road
- 2 storey office accommodation
- Previously used as office and showroom for ATC Electrical and Mechanical a leading distributor to the Electrical Wholesale trade
- Eaves height approximately 5.6 metres



**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT**

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**SERVICES**

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

## LOCATION

- The facility is located in Tallaght Industrial Estate on Airton Road between the Greenhills and Belgard Road, approximately 8km south west of Dublin's City Centre and 0.8 km north east of Tallaght village
- The estate lies approximately 1 km west of the M50 motorway providing rapid motorway access from Tallaght to Bray or the airport
- Neighbouring occupiers include National Irish Bank, NTL, Irish Biscuits, Robert Roberts, Bimeda Chemicals and Tallaght Ford

## DESCRIPTION

- End of terrace Industrial facility incorporating two storey offices to the front elevation
- Pre-cast concrete frame construction
- Double skin metal deck roof with bitchamen overlay incorporating translucent panels
- Loading access is from the side of the building via a roller shutter door
- Offices are finished with plastered and painted walls, suspended ceilings, recessed fluorescent strip lighting and carpet throughout

## ACCOMMODATION

The approximate gross external floor area of the property is as follows:

|                  | SQ FT        |
|------------------|--------------|
| Warehouse        | 4,133        |
| 2 Storey Offices | 3,079        |
| <b>Total</b>     | <b>7,212</b> |

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

## SERVICES

All mains services available

## RATEABLE VALUATION

The multiplier for 2015 is 0.162 which implies a liability of €9,036.80 for the year ending 31/12/2015

## BUILDING ENERGY RATING

- BER: D1
- BER No. 800397796
- EPI: 331.86 kWh/m<sup>2</sup>/yr

## LEASE TERMS

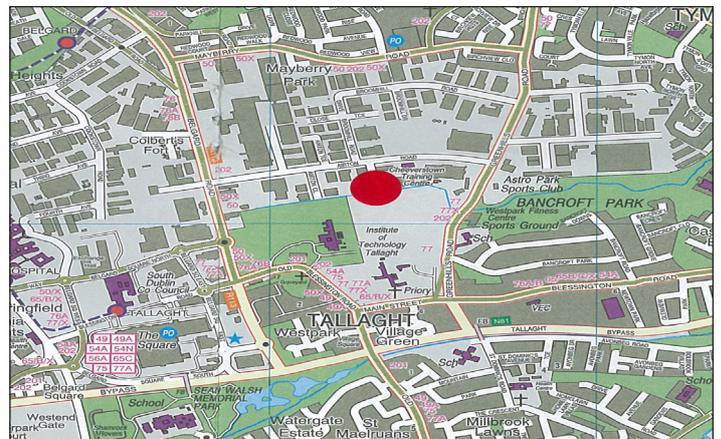
Flexible and competitive lease terms available to suitable tenant

## RENT

On application

## DISCLAIMER

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