

# To Let

## Industrial Units



## Units 41, 42 & 43, Block 528 Greenougue Business Park, Rathcoole, Co. Dublin

- Large Warehouses with offices
- 8.4m internal eaves height
- Electric Roller Shutters
- Three Phase Power
- Significant car parking facilities
- Fire & Intruder Alarms

## Accommodation

Description	Sqm / Sqft
Unit 41	880 sqm (9,472 sq ft)
Unit 42	983 sq m (10,577 sq ft)
Unit 43	417 sq m (4,484 sq ft)
<b>Total</b>	<b>2,280 sq m (24,533 sq ft)</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
N/A	€0.33 sqft	<b>BER C1</b>



### Price

On Application

### Viewing

By appointment only

### Location

Greenogue Business Park is a sought after modern development strategically situated 1.1 km from the Rathcoole Interchange on the Naas Road (N7). This interchange is 8.5 km from the N7 / M50 motorway junction. In addition to its pivotal position off the N7, the business park also benefits from its easy access to the Outer Ring Road at the Kingswood Interchange (3.4 km from the Rathcoole Interchange).

### Description

Industrial units with shared circulation and loading areas to the front of the property. The units comprise of large warehouse areas to the rear with two storey office accommodation to the front. The building is of portal frame construction with concrete block party walls to full height, architectural metal cladding to the façade, double glazed aluminium windows and doors with internal eaves height of 8.4m. The units feature both fire and intruder alarms, electric roller shutter doors and three phase electricity.

## For further information contact:

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