

TO LET



Unit F Kilcarbery Business Park

Nangor Road, Clondalkin, Dublin 22 D22 V6PO

Prime Distribution/Logistics Facility with Infrastructural
Capability and Planning Permission for use as a Data Centre



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JLL

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Location

Kilcarbery Business Park is situated in one of the City's most sought after warehousing/distribution locations. The immediate environs have also been transformed in recent years and is now regarded as a prime data centre location due to unrivalled infrastructural developments including access to the T50 fibre cabling network.

Notable adjoining occupiers include Microsoft, Pfizer, Google, Tadeka, Griffols and Arysza, BWG, Ice Over, G Prov and Metroplex.

Kilcarbery has excellent access to the national road network with the M50 motorway providing direct links to Dublin Airport and Dublin Port.



Description

- Steel portal frame construction with external insulated cladding
- Metal deck roof with perspex roof lights
- Clear internal height of 8 metres
- 11 electronic roller shutter doors
- 6 dock level loading doors
- 3 storey office content finished to a modern specification with passenger lift
- Office accommodation includes suspended ceilings, plastered and painted walls and recessed fluorescent lighting
- Self contained secure site/loading yard

Accommodation Schedule

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

	SQ FT
Warehouse	174,180
Covered Loading Bay	15,367
Warehouse Offices	11,701
Front Offices	27,717
Total	228,965
Yard Structure	3,523

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



Terms

- To Let under a new long term lease

Rent

- On application

Building Energy Rating

BER: C2

BER No: 800227787

EPI: 222.77

Services

- All mains services are available including single and 3 phase power
- 20 MVA to be provided upon completion of the Castle Baggot Sub-Station in Q3 2019
- Property is adjacent to the T50 Fibre Network





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