

To Let - Fully Refurbished Warehouse

292 Beech Road, Western Industrial Estate,
Dublin 12 D12 WPW7



- **Approximately 10,908 Sq Ft**
- Fully refurbished warehouse and two storey office accommodation
- Secure yard and car parking area
- Two grade level roller shutter doors
- Highly accessible business location close to the M50 motorway
- Warehouse clear internal height of 5 metres





Location

- Western Industrial Estate is located just off the highly accessible Naas Road (N7) and Nangor Road (R134)
- The property is located on Beech Road which is accessed from Oak Road
- The property is situated approximately 12km from Dublin City Centre and 3km from the M50 motorway
- The proximity to the M50 makes for easy and rapid access to all arterial routes
- Dublin Airport and the Port Tunnel are situated approximately 24 km to the north east
- The area is host to high profile occupiers such as An Post, DHL and Electrolux
- The estate is serviced by Dublin Bus and the Red Line Luas is situated approximately 20 minutes walk from the Red Cow

Description

- Semi detached warehouse/office unit
- Fully refurbished to a modern specification
- Steel frame construction with concrete block walls to full height
- Reinforced concrete floor
- Twin skin asbestos roof with perspex roof lights
- Clear internal warehouse height of 5 metres rising to 6 metres at eaves
- Two grade level roller shutter doors
- Secure self contained yard space to side and rear
- Two storey office accommodation finished to a modern specification and predominately open plan
- Office accommodation includes suspended ceilings, painted walls and carpeted concrete floors



Accommodation

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

	SQ FT
Warehouse	9,173
Two Storey Offices	1,735
Total	10,908

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

Building Energy Rating

BER: C2

BER No: 800495020

EPI: 249.45 KWh/m2/yr

Services

- All mains services are available including 3 phase power

Terms

- To Let under a new long term lease

Rent

- On application

Viewing

- Strictly by appointment with the Sole Agent



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