



To Let

Unit F1 Greenogue Business Park, Rathcoole, Co Dublin D24 VA49

BER E1

Modern Specification, Semi-Detached Distribution Facility Extending to Approx. 17,142 Sq Ft (incl. 2,772 sq ft Office Accommodation)

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Location

- Greenogue Business Park is approximately 1.1 km from the Rathcoole interchange with the Naas Road (N7)
- This interchange is 8.5km south of the M7/M50 motorway junction which connects the M7 with the N4 and N81 Tallaght by-pass

Travel Times

	M50 Motorway Junction (N7)	–	8 mins
	M50 Motorway Junction (N4)	–	14 mins
	M50 Motorway Junction (M11)	–	30 mins
	Dublin Airport	–	22 mins
	Dublin Port Tunnel	–	27 mins
	Dublin City Centre	–	29 mins

Nearby Occupiers





Accommodation

The approximate gross external area (GEA) is as follows:

	SQ FT
Warehouse/Logistics	13,923
Loading Bay	447
Two Storey Offices	2,772
Total	17,142

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

Description

- Semi-detached single span facility of steel portal frame construction with a clear internal height of approximately 6.83 metres
- Concrete block walls to height of approximately 2.4 metres with insulated cladding above to roof level
- Attractive architectural elevations and twin skin insulated metal deck roof incorporating perspex roof lights
- Reinforced concrete floor to warehouse
- Quality two storey office accommodation finished to include suspended ceilings incorporating recessed light fittings, plastered and painted walls, perimeter trunking with power and data points
- Two motorized grade level loading doors to the front
- One dock leveller to the side elevation





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Terms

Available To Let under a new long term FRI lease

Rent

On application

Services

- High bay lighting to warehouse
- Electric storage heating to office accommodation
- Well fitted kitchen at first floor
- Ladies and gents WC facilities
- 3 phase power
- Intruder and Fire Alarm system

Viewing

Strictly by appointment only with the sole agents

Building Energy Rating

BER: E1

BER No: 800187916

EPI : 675.16 kwh/m²/yr

Enquiries

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