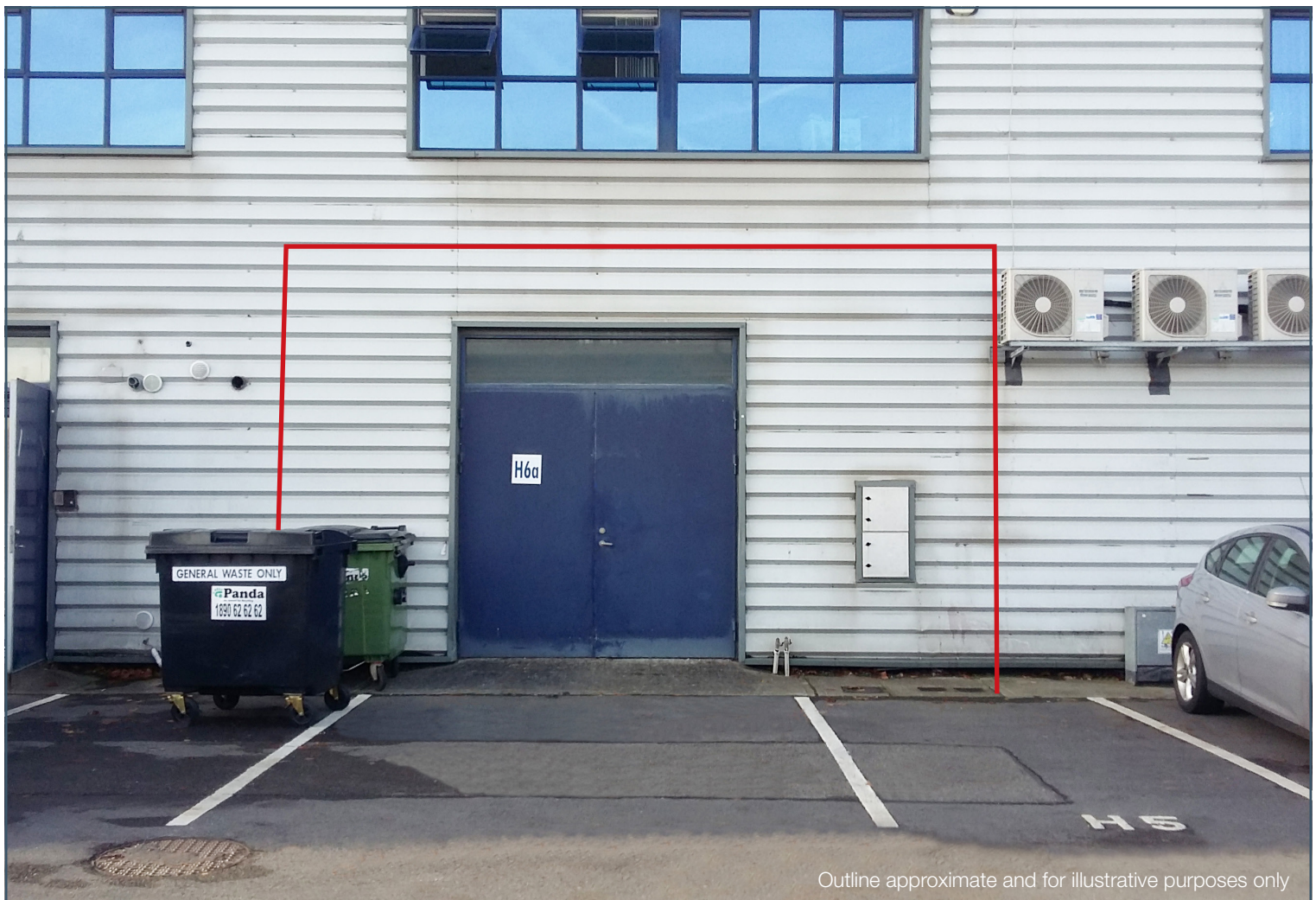


For Sale

Unit 6A, Block H, Centrepont Business Park,
Oak Road, Dublin 12



- Mid-terraced office and storage facility of approx. 110 sq. m.
- Situated within a modern and well managed business park environment
- Benefits from a superb location, close to all major transport links including the M50 and N7 routes.





For identification purposes only. Not to scale.



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Location

The property is located within Centrepoint Business Park, Oak Road, Dublin 12. Centrepoint Business Park is a well-established development located approx. 2.5 km from Junction 9 on the M50 and approx. 8.5 kms southwest of Dublin city centre.

Description

Warehouse

- Double doors to the rear
- Approx. 3.3 metres floor to ceiling height
- Concrete frame construction
- Concrete roof
- Fluorescent strip lighting

Office

- Painted and plastered walls
- Suspended ceilings with recessed fluorescent lighting
- Electric storage heating
- Wall mounted sockets
- Carpeted floors
- Double glazed aluminium framed windows and doors
- Kitchenette
- Toilets

Schedule of Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Office	79
Warehouse	31
Total	110

Intending purchasers must satisfy themselves as to the accuracy of the measurements provided above.

Services

We understand that all mains services are provided and connected to the property.

Service Charge

The service charge budget for 2017 is €970.36 including VAT.

Rates

Information available upon request.

Inspections

All inspections are strictly by appointment through Savills.

Price

On application

BER

BER Rating: E1

BER No. 800531527

Energy Performance Indicator:

105.13 kgCO₂ /m²/yr 2.32

Further Information

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