

TO LET

Unit F3 Baldonnell Business Park Clonlara Road, Naas Road, Dublin 22

- Prime location
- Viewing highly recommended
- Spacious warehouse and office accommodation c.254SQM (c.2,734.06sqft)
- 5 Car parking spaces



Unit F3 Baldonnell Business Park
Clonlara Road, Naas Road, Dublin 22

Description

Unit F3 is a self-contained mid-terrace light industrial building with two storeys of office accommodation and the use of 5 car parking spaces.

The warehouse is fitted with reinforced concrete floor, double skinned insulated metal deck roof with 10% translucent panels. There is front loading to the warehouse via an electric roller shutter door (W 3m x H 4.5m) and a clear eaves height of c.6.7m.

F3 is fitted with a tea station, toilet at ground floor and an intruder alarm. Offices are fitted with electric storage heating, suspended ceiling and LED lighting.



Location

Baldonnell Business Park is located just off the Naas Road (N7) the main artery linking Dublin to Cork, Limerick and Waterford. The property is within close proximity to the M50 c.7km from junction 9/Red Cow providing ease access to Dublin Airport and the Port Tunnel and is c.15km from Dublin City Centre.

Viewing

By appointment only through sole letting agents McNally Handy & Partners.

BER Details

BER: D2
BER Number: 800682114
Energy Performance Indicator: 496Kwh/m²/yr

Accommodation

	SQM	SQFT
Warehouse	168	1,808.35
Offices & staff facilities	86	925.70

Features/Services

Own door light industrial with offices
Convenient location
Electric roller shutter door
5 parking spaces
Three Phase Power

Service Charge 2020

c. €1,600

Rates 2020

c. €3,977.16

Building Insurance 2020

TBC

Quoting Rent

€32,500 per annum

Contact

James Dunphy 01-6640205
james@mcnallyhandy.ie

PSRA Licence Number: 002226

