

# To Let

**BER C1**

## 40/41 Third Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24

- 11,463 Sq Ft on 1.00 Acre
- Easily accessible from the N81, N7 and M50 motorway
- Hardstanding yard suitable for a variety of uses
- Established industrial location



**01 6731600**

jll.ie

### FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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### SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management |  
Property Management | Occupier Services | Research & Consultancy



## LOCATION

- The estate is situated adjacent to Belgard Road west of Dublin City Centre and within minutes of Tallaght Town Centre and Tallaght Hospital
- This strategic location provides for ease of access to the N7, N81 and M50 motorway
- The area is serviced with regular bus routes and a nearby LUAS stop

## DESCRIPTION

- Hard standing yard suitable for various uses such as storage of plant and machinery

## ACCOMMODATION

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

	SQ FT
Warehouse	11,463
<b>Total</b>	<b>11,463</b>
Site Area	1.00 Acres

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

## SERVICES

- All mains services available

## BUILDING ENERGY RATING

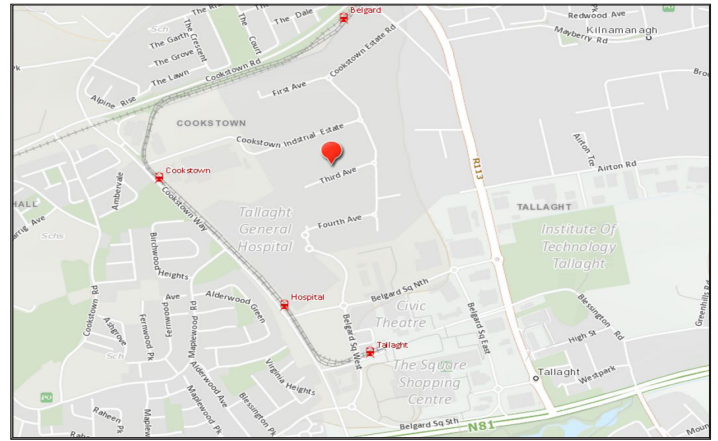
- BER: C1
- BER No. 800196586
- EPI: 273.7 kWh/m<sup>2</sup>/yr

## TERMS

Available to Let under flexible new lease

## RENT

On application



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