



FOR SALE BY PRIVATE TREATY

Modern Office/ Warehouse Unit c. 273 Square Metres/2,939 Square Feet,
Unit E11, South City Business Centre,
Tallaght,
D24 CV61.

BER C2

BER Number: 800614323



105 Terenure Road East
Dublin 6
(01) 4903201
property@jpmdoyle.ie
jpmdoyle.ie

LOCATION

The property is situated within South City Business Park which lies on the southern side of the N81 approximately 2.5 km south west of the N81/M50 junction.

South City Business Park was developed by Rohan Holdings and is a superbly managed and modern park accessed directly off the Whitestown Road and adjoins Whitestown IDA Business and Technology Park, located just behind the Maldron Hotel and Woodies opposite Shamrock Rovers soccer ground. The property benefits from a superb location and connectivity to the main road network with access to the outer relief road from the N81 through to Citywest and the M7 motorway leading to the south of the country as well as excellent accessibility to the M50 and outer relief road through to Lucan and onto the N4 heading west and to the north of the country. Easy access to the N7 via Citywest or Belgard Road. The Square Shopping Centre and LUAS Red line is within walking distance.

Other occupiers within the park include Dulux Paints, Kings Laundry, Johnson & Perrott Fleet and Moy Materials.

SPECIFICATION

- Architectural panels, metallic silver finish.
- Double glazed aluminium doors and windows in charcoal grey
- Fully fitted offices including suspended ceilings, lighting, heating, plastered and painted walls, W.C.
- Ample circulation for HGV's 9 metre carraigeways
- Generous car park spacing {6 total}
- 3 Phase power supply
- 6.5 metre {21'4"} minimum internal clear height
- Full height electrically operated roller shutters
- Internal electric roller shutters for added security
- Alarm system
- Fully managed secure estate.



PROPERTY DESCRIPTION

The property comprises a mid-terrace light industrial/office facility with ground floor warehouse/ display area and office accommodation on the ground and first floor. The building is of steel portal frame construction with concrete block infill walls finished externally with profile metal cladding and a feature block façade. The entire is covered with a double skinned insulated metal deck roof, there is parking for approximately six cars. The office accommodation is finished to a modern high specification including suspended ceilings, fluorescent lighting, plastered and painted walls, commercial grade laminated floors and carpet throughout.

ACCOMODATION

Ground Floor:

Reception,
Canteen,
WC

Three Offices

Warehouse/ Stores/ Display Area

Total Ground Floor 143 Square Metres.

First Floor:

Display Area & Offices ;

Total First Floor 130 Square Metres.



FEATURES

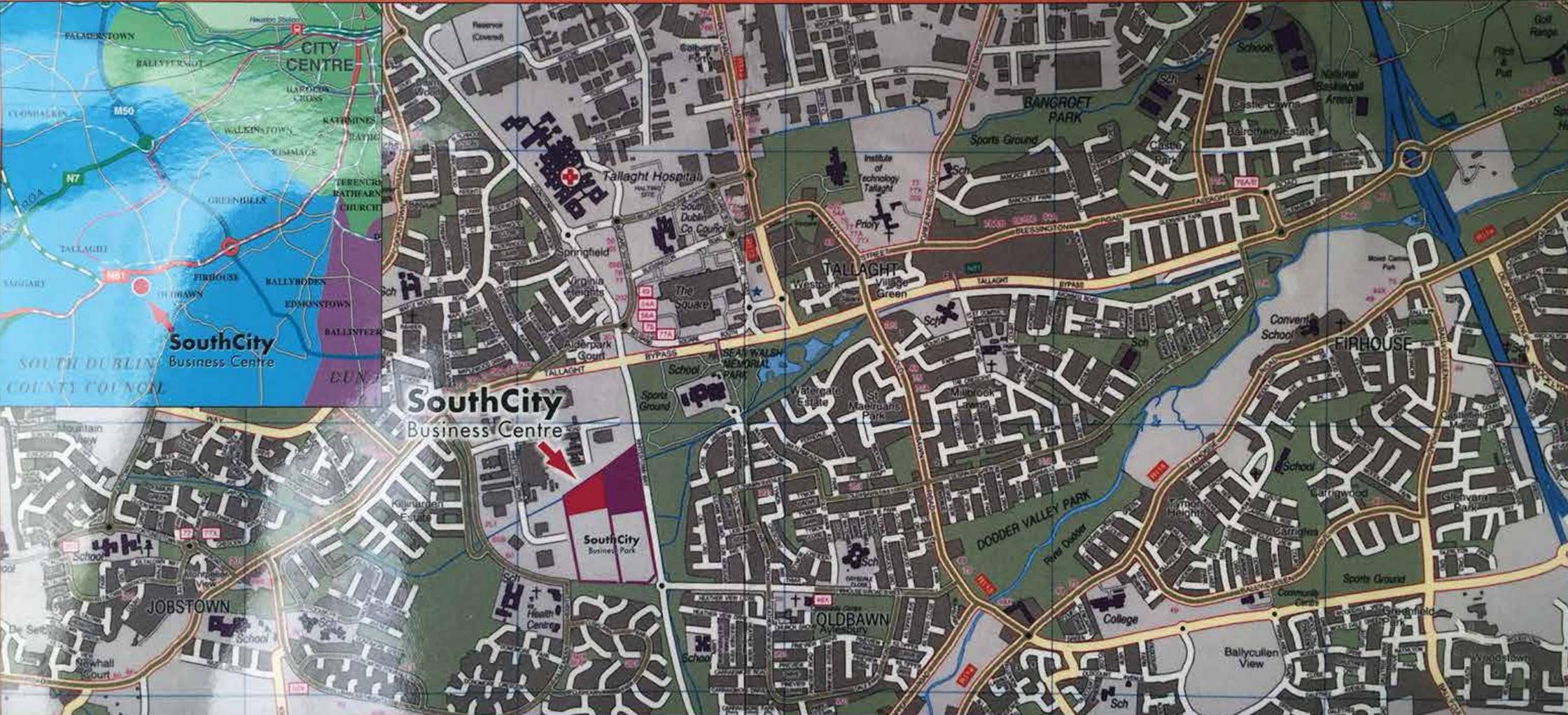
Superb mid terrace premises fitted out to a very high specification extending to approximately 272 square metres. Located within one of Dublin's premier business parks, a Rohan Development Approximately 0.25 km south of Tallaght town centre approximately 2.5 km west of the M50/N81 junction and approximately 9 km south west of Dublin city centre.

Rates €3500 Per Annum

Service Charge €800 Per Annum

Price Region €265,000 Exclusive of Vat.

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JP&M
DOYLE

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