

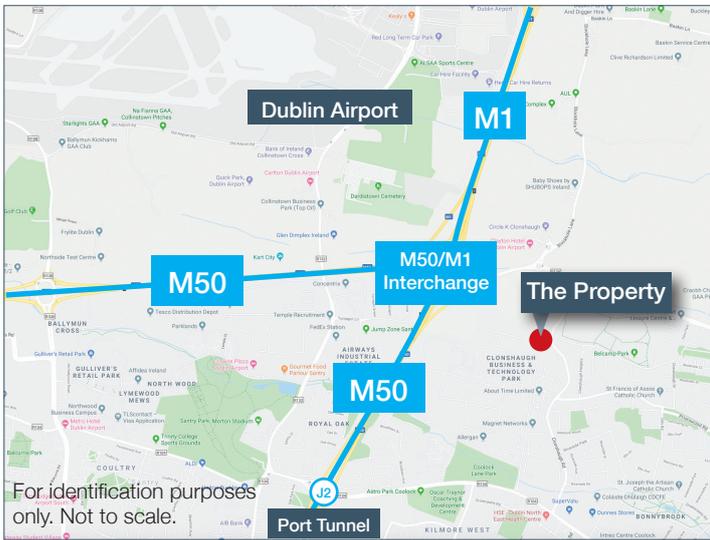
## To Let (by assignment or sub-lease)

Unit 6 Willsborough Enterprise Centre, Clonshaugh  
Business & Technology Park, Clonshaugh, Dublin 17



- High quality end of terrace warehouse facility comprising approx. 386 sq. m. (4,155 sq. ft.) including offices over two-storeys totalling approx. 155 sq. m. (1,668 sq. ft.).
- Located in an actively managed and well-established enterprise centre within the Clonshaugh Business and Technology Park.
- Clear internal height of approx. 5.7 metres with loading access provided via 1 no. automated ground level roller shutter door.

BER D2



## Location

Willsborough Enterprise Centre is a high quality, actively managed, business park located within Clonshaugh Business and Technology Park in Dublin 17. The park is located approx. 4 kms from the M50 and M1 Motorway Interchange which provides rapid access to Dublin Airport, Dublin Port Tunnel and all of the other main arterial routes. Occupiers in the locality include Velux, IT Group, Butlers Chocolates and Telent Technology Services Ltd.

## Description

### Warehouse

- End of terrace facility
- Steel frame construction
- Insulated metal deck roof incorporating translucent panels
- Fluorescent strip lighting
- Concrete block walls
- Clear internal height approx. 5.7 metres
- Sealed concrete floor
- 1 no. automated ground level roller shutter door

### Offices

- Painted and plastered walls
- Suspended ceilings with recessed lights
- Electric storage heating
- Perimeter trunking
- Carpeted & lino covered floors
- Double glazed aluminium framed windows
- WC facilities
- Kitchenette
- Reception area

## Accommodation

Approx. gross external floor areas

Unit 6	(Sq. m.)	(Sq. ft.)
Warehouse	231	2,487
Office (2 storeys)	155	1,668
<b>Total</b>	<b>386</b>	<b>4,155</b>

*Intending tenants must satisfy themselves as to the accuracy of the floor areas referred to throughout this brochure.*

## Services

We understand that all mains services including 3 phase power are provided and connected to the property.

## Rates

The rateable valuation of the property is €21,200. The rates payable to Dublin City Council for 2020 are €6,063.20.

## Service Charge

The service charge budget for 2019 was approx. €6,171.36\*. The budget for 2020 is to be confirmed.

## Inspections

All inspections are strictly by appointment through Savills.

## Rent

On application

## BER Details

BER Rating: D2

BER Numbers: 800731416

Energy Performance Indicators: 316.92 kWh/m<sup>2</sup>/yr 1.8

## Further Information

Industrial Department  
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