

# Unit D2 Montone Business Park Park West, Dublin 12

Industrial Unit of c. 466 sq.m

- Recently refurbished
- Incorporating 133 sq. m. of Office space
- Suitable for a variety of uses (subject to p. p.)



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**TO  
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## LOCATION

The property is located in Montone Business Park, which is situated on Oak Close, off Oak Road, Dublin 12.

Oak Road is positioned opposite Park West Avenue and accessed through either the Nangor Road to the north, to the south by the Naas Road (N7), to the east by the Killeen Road and to the west the M50 Motorway. Situated approximately 1.6km from the Naas Road (N7) and 2.8 km from Junction 9 on the M50 Motorway.

The locality is well serviced by Dublin Bus and the LUAS Red Line is nearby at the Kylemore stop.

## DESCRIPTION

The property presents in excellent condition and is configured to accommodate c.3,586 sq. ft (333 sq.m) of bright warehouse accommodation and c.1,432 sq. ft (133 sq.m) of modern office accommodation over two floors.

The office accommodation is finished to a good standard and has the benefit of two offices and two bathrooms.

The ground floor provides separate pedestrian access to both the office and warehouse space and vehicular access to the warehouse through a roller shutter door.

It is fitted with PVC windows and intruder alarm.

The property has recently benefited from a refurbishment program which included painting throughout.

## ACCOMMODATION

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

	sq. m.
Warehouse:	333
Offices:	133
<b>Total:</b>	<b>466</b>

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

## RATEABLE VALUATION

Rates payable for 2020 c. €5,851

## SERVICE CHARGE

Service charge for 2020 c. €1,200

## BER RATING

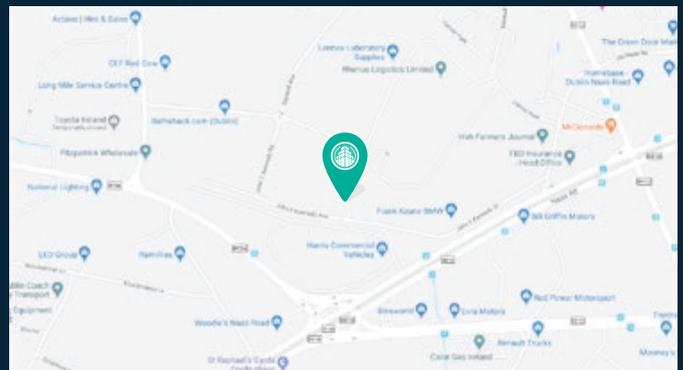


BER Rating: D1

BER No.: 800735870

EPI: 194.49 kWh/m<sup>2</sup>/yr

## MAP



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