



To Let

Light Industrial Unit Extending to Approximately 1,288 Sq Ft

- Modern light industrial unit
- One roller shutter door
- Easy access to the M50 in an established business location
- Just 7.2km from Dublin City Centre
- Situated in a secure managed industrial estate
- 3 phase power
- Nearby occupiers include Brennan's Bread and Caffreys Chocolate Warehouse

Unit 19
Beechlawn Industrial Complex
Greenhills Road
Tallaght
Dublin 24 D12 K859



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PSRA Licence: 002273





Location

- Beechlawn Industrial Complex is located off the Greenhills Road approximately 400m from the Walkinstown Roundabout
- Access is off the Greenhills Road with the estate lying to the rear of Chadwicks and adjacent to Brennan's Bread

Description

- Mid terrace light industrial warehouse unit
- Reinforced solid concrete floor
- Concrete frame construction with concrete block infill walls frame construction with concrete block infill walls
- Metal deck roof with a clear internal height ranging from 5.0 - 6.0 m
- One roller shutter door to the front (3.625m in height x 3.529m in width)

Accommodation

GEA	SQ FT
Warehouse	1,288
Total	1,288

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

Building Energy Rating

BER: D1

BER No: 800513046

EPI: 283.17 kWh/m²/yr

Terms and Rent

- Available to Let under flexible new lease terms
- Rent on application

