



# 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** **BER D1**  
**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
<b>Total</b>	<b>1,288</b>

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/m<sup>2</sup>/yr

## Terms and Rent

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

