To Let
Well-Located Industrial Unit

Unit F Block 516
Grants Rise
Greenogue Business Park
Rathcoole
County Dublin

- o Sought after modern development
- o Mid-terraced industrial unit extending to 200 sq. m (2,153 sq. ft.)
- o Automated roller shutter doors
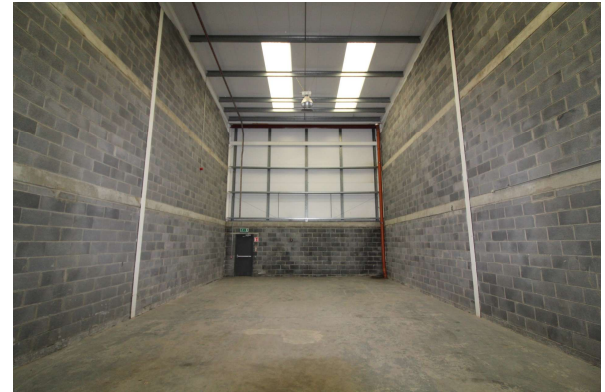- o 3 phase power
- o 2 Parking Spaces

Accommodation

Description	Sq. m. (Sq. ft.)
Warehouse	177.5 sq. m. (1,910 sq. ft.)
Office & Ancillary	22.5 sq. m. (243 sq. ft.)
Total	**200 sq. m. (2,153 sq. ft.)**
Mezzanine	*22.5 sq. m. (243 sq. ft.)*

Rates & Services

Rateable Valuation	Annual Service Charge	BER
€11,960 @ 0.276	€0.68 p.s.f.	BER C1

Rent
We are instructed to seek offers in the region of €25,000 per annum exclusive

Viewing
By appointment only

Location
Greenogue Business Park is a sought after modern development strategically situated 1.1 km from the Rathcoole Interchange on the Naas Road (N7). This interchange is 8.5 km from the N7 / M50 motorway junction. In addition to its pivotal position off the N7, the business park also benefits from its easy access to the Outer Ring Road at the Kingswood Interchange (3.4 km from the Rathcoole Interchange).

Description
The property comprises a mid-terraced industrial unit extending to 200 sq. m (2,153 sq. ft.). Constructed in a combination of precast concrete walls with metal deck clad roof covering, part rendered externally with automated roller shutter doors. There are approximately 10% translucent roof lights. The property benefits from a toilet, kitchenette and some office accommodation as well as a concrete mezzanine. The internal height in the warehouse is approximately 7 m. The property is wired for an intruder alarm and has 3 phase power. There are 2 designated parking spaces to the front of the property.

For further information contact:

Darac O'Neill
- 📞 045 856 604
- 📱 087 965 6063
- ✉️ darac@oneillandco.ie

Stephen Keeler
- 📞 045 856 604
- 📱 085 717 1593
- ✉️ stephen@oneillandco.ie

Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland

O'Neill & Co.
CHARTERED SURVEYORS & AUCTIONEERS LTD