



# To Let

**Two interconnecting warehouse bays extending to 22,856 sq ft**

- Available to lease separately or entirely
- Excellent access within 1.5 km from the N11 and 5 km from the M50 at Junction 13
- Loading is via two roller shutter level access doors
- Currently undergoing a complete renovation
- Available for occupancy from May 2024

## Units 6 & 7, Deansgrange Business Park

Kill Lane, Blackrock, Dublin

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**11,108 to 22,856 sq ft**  
1,031.97 to 2,123.39 sq m

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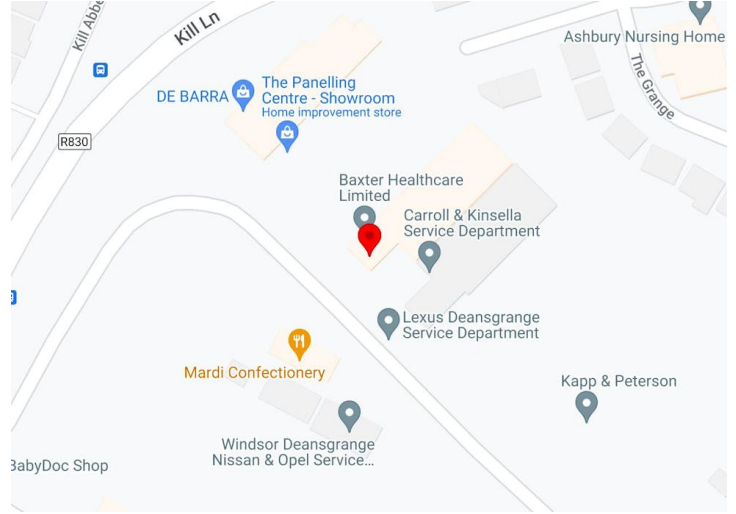
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**BER C3 D1**

# Units 6 & 7, Deansgrange Business Park

Kill Lane, Blackrock, Dublin



## Summary

Rent	Rent on application
Service Charge	Unit 6 - €12,730 and Unit 7 - €12,041 per annum
BER	Property graded as C3-D1

## Description

Consists of two terrace units, offering light industrial and warehouse space with two storey office accommodation.

These units are part of a terrace and can easily be connected to achieve a larger unit if required of 22,860 sq.ft.

Loading is via two roller shutter level access doors.

Car parking and loading area is available directly in front of the units.

The units are currently undergoing a complete renovation and will be available for occupancy from May 2024.

## Location

Deansgrange Business Park is located approximately 9km south of Dublin city centre in the heart of South County Dublin.

The property benefits from its strategic position, just 1.5km from the N11 and less than 5km from the M50.

Providing easy access to all major roadways, the city centre, Dublin Airport and Dublin Port. There is an excellent provision of public transport facilities including multiple bus routes to the city centre and convenient links to the nearest Dart station.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Unit - 6	11,748	1,091.42
Unit - 7	11,108	1,031.97
<b>Total</b>	<b>22,856</b>	<b>2,123.39</b>

## Viewings

Strictly by prior appointment with the sole agents JLL

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