

# FOR SALE

## Fully Serviced Industrial Lands

Grants Hill, Greenogue Business Park, Rathcoole, Co Dublin



### 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). This presently connects the N7 with the N4 and is currently being extended south to the N81 Tallaght by-pass. Occupiers within the business park include Master Lift, PRL Group, Caulfield Transport, Irish Pride Bakeries, Apex Fire, Lucey Transport and Emo Oil, Airtricity and Spectrum. The subject lands are situated on Grants Hill which is situated to the rear of the park. Access is provided via a spur road from Grants Road.

### Description

The lands comprise a rectangular shaped parcel of land extending to circa 1.25 hectares (3.10 acres) the lands border industrial developments.

### Quoting Price

On Application

### Service Charge

A management company is in place within the development and a service charge applies to cover a range of services provided to the common areas.

# FOR SALE

## Fully Serviced Industrial Lands

Grants Hill, Greenogue Business Park, Rathcoole, Co Dublin



### Building Energy Rating

Not applicable

### Viewing

By appointment only

### Further Information

Stephen Keeler

**Tel:** 045 856 604

**Mobile:** 085 717 1593

**Email:** [stephen@oneilandco.ie](mailto:stephen@oneilandco.ie)

Darac O'Neill

**Tel:** 045 856 604

**Mobile:** 087 965 6063

**Email:** [darac@oneilandco.ie](mailto:darac@oneilandco.ie)

### Accommodation

We understand the sites comprises the following areas:

Lands	Hec	Acres
Lands	1.25	3.10
Total	1.25	3.10

*Interested parties are specifically advised to verify the areas to undertake their own due diligence.*

### DISCLAIMER

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co Ltd. License Number 001224