



**Unit 5, Block 521  
Grant's Hill  
Greenogue Business Park  
Rathcoole  
Co. Dublin**

- Warehouse & Office Space
- Roller Shutter & Pedestrian Entrance
- Ample Parking
- N7: 5 Mins
- M50: 12 Mins
- M7: 15 Mins
- M9: 20 Mins

**BER D1**

**O'Neill & Co.**  
Chartered Surveyors & Auctioneers Ltd.  
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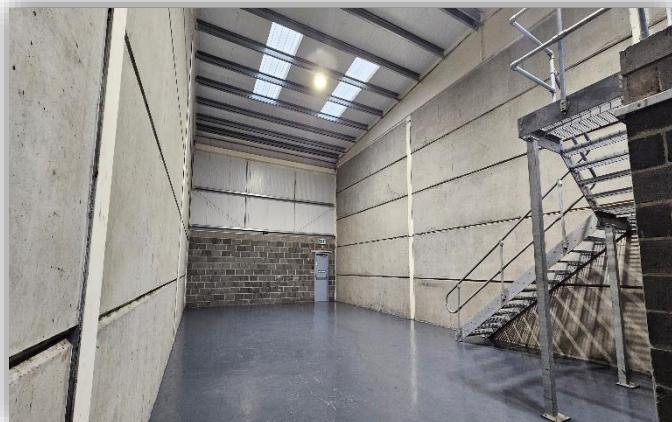
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## Location

Greenogue Business Park is an important, sought-after commercial and services centre for the region, comprising a mix of modern industrial, warehousing and manufacturing facilities. The campus is well laid out and professionally managed with 24/7 on-site security. They are now over 300 companies located in the park. Greenogue Business Park is strategically situated 1.1 km from the Rathcoole Interchange (J4) 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).

The M50 is less than 9km (12 mins) from the subject property. Junction 9 of the N7 (Naas North) merges into the M7 Motorway and is approximately 14km (15 mins) away.

## Description

The subject property comprises a mid-terraced industrial unit extending to c. 186 sq. m. (2,004 sq. ft.). The unit comprises of a warehouse and office accommodation with eaves heights of 7m. The unit benefits from full height roller shutter door access, fire alarm and three phase electricity along with toilets facilities. Designated car parking is available.

## Rent & Service Charge

On Application

## Commercial Rates

NAV: €10,250

ARV: 0.276

Total: €2,829

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