

# Industrial

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## To Let

Units 9A & 9B Hume Avenue, Park West Industrial Park, Dublin 12

Unit 9A



Unit 9b



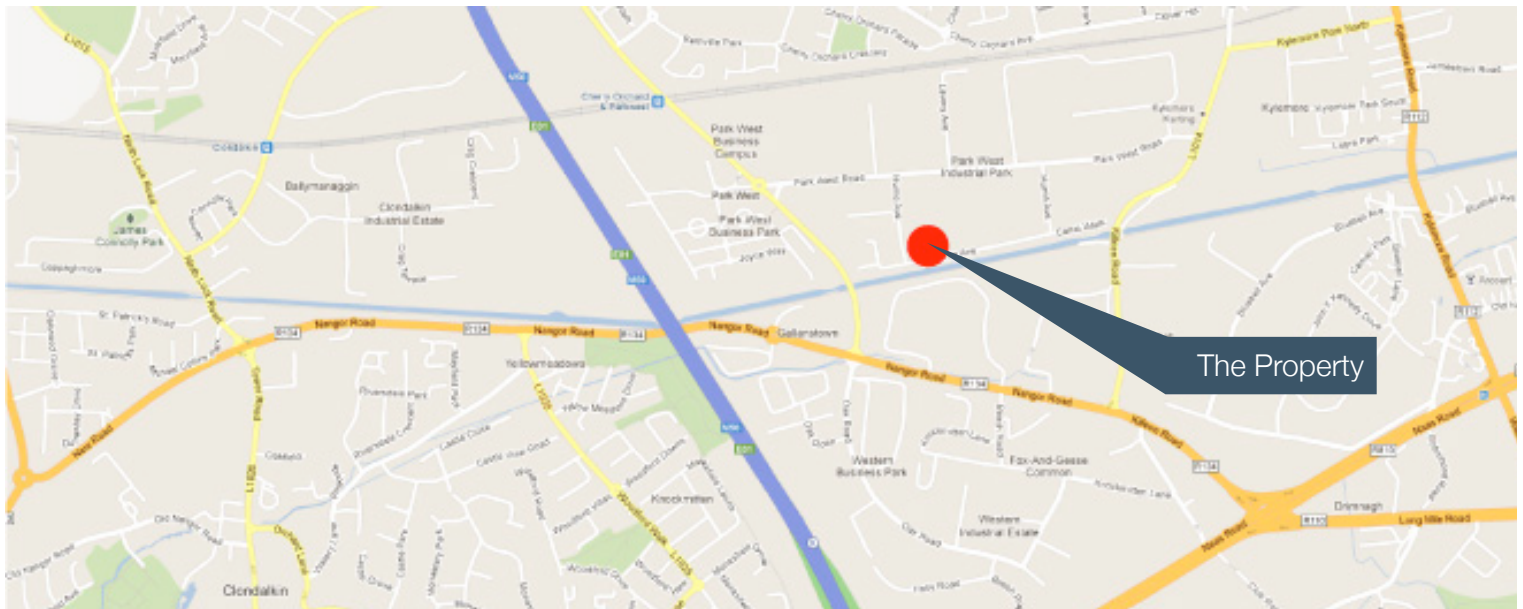
Outline for indicative purposes only

- Two adjoining industrial units of approx. 2,301 sq.m and 761 sq.m. available in one or separate lots.
- Includes high quality showroom accommodation and a clear internal height of approx. 7m.
- Easy access to M50 motorway via Naas Road and within close proximity of the LUAS Red Line.

BER E1

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## Location

The property is located in Park West Industrial Park, Dublin 12, approximately 10kms west of Dublin city centre. The property is accessed from Park West Road off the Park West Road roundabout and is situated less than 1km from the N7/M50 motorway junction at the Red Cow roundabout providing rapid motorway access to Dublin Airport, Dublin Port Tunnel and all of the major routes from the city. The LUAS Red Line is within close proximity of the property.

This prime location is within Dublin's largest industrial hub and other occupiers on the park include Bunzl, Shred-It, Honeywell, Nissan and Masterlink Logistics.

## Description

Unit 9A Hume Avenue is a semi-detached warehouse facility of steel frame construction under an insulated double span metal deck roof incorporating translucent panels and high bay sodium lighting. The warehouse can be accessed from three ground level roller shutter doors that have an approximate height of 4.5m. Unit 9A includes 33 car parking spaces.

The office / showroom accommodation comprises suspended ceilings with recessed fluorescent lighting, air conditioning, a trade counter, plastered and painted walls, double glazed metal frame windows, vinyl flooring and wall mounted sockets. Further accommodation includes partitioned and open plan offices, male and female toilets and a small kitchen with canteen area. The office / showroom is heated by gas fired radiators.

Unit 9B Hume Avenue is an adjoining semi-detached warehouse facility of similar construction to 9A with similar office accommodation. There is a ground floor reception area, male/female toilet, a kitchenette, and the offices are heated by gas fired radiators. The warehouse can be accessed from one ground level roller shutter door that has an approximate height of 4.5m. Unit 9B includes 5 car parking spaces.

Both units have a clear internal height of approximately 7m and are heated by warm air blowers. The units have racking in place and each have the benefit of a temporary timber mezzanine level installed in the warehouse area. There is insulated profile cladding to the exterior of the two properties and a combination of full height concrete block walls and concrete block walls to a height of approximately 2.4m with insulated cladding over around the internal perimeter of the building.

## Services

We understand that all mains services including 3-phase power are provided and connected to the property.

## BER Rating

BER Rating E1  
BER No. 800169096  
Energy Rating Indicator 501.1 kWh/m<sup>2</sup>/yr

## Rent

On application.

## Outgoings

The rates and service charge are as follows

## Schedule of Accommodation

The property measures a gross external floor area as follows:

Description	Sq.m (Approx.)	Sq.ft (Approx.)
<b>Unit 9A</b>		
Warehouse	1,620	17,438
Offices	681	7,330
<b>Total</b>	<b>2,301</b>	<b>24,768</b>
Mezzanine	491	5,285
<b>Unit 9B</b>		
Warehouse	622	6,695
Offices	139	1,496
<b>Total</b>	<b>761</b>	<b>8,191</b>
Mezzanine	233	2,508
<b>Total Warehouse</b>	<b>2,242</b>	<b>24,133</b>
<b>Total Office</b>	<b>820</b>	<b>8,826</b>
<b>Total</b>	<b>3,062</b>	<b>32,959</b>
<b>Total Mezz</b>	<b>724</b>	<b>7,793</b>

## Unit 9A

Rateable Valuation (2013) €43,675  
Service Charge (2012) €7,303.72

## Unit 9B

Rateable Valuation (2013) €13,527  
Service Charge (2012) €2,415.40

## Viewing

Strictly by appointment with the sole letting agent.

For further information please contact David Wilson, Liam Mac Mahon, David O'Malley or Gavin Butler of the sole letting agents.

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