



To Let

Light Industrial Unit Extending to Approximately 2,739 Sq Ft

- Located on the R132
- High profile end of terrace unit
- Managed park environment
- Within 10 minutes of the Airport, M1 Motorway and the M50
- Three car parking spaces
- Three phase power supply

Unit 1
The Shannon Valley Centre
Turvey Avenue
Donabate **BER D1**
Co Dublin K36 K529

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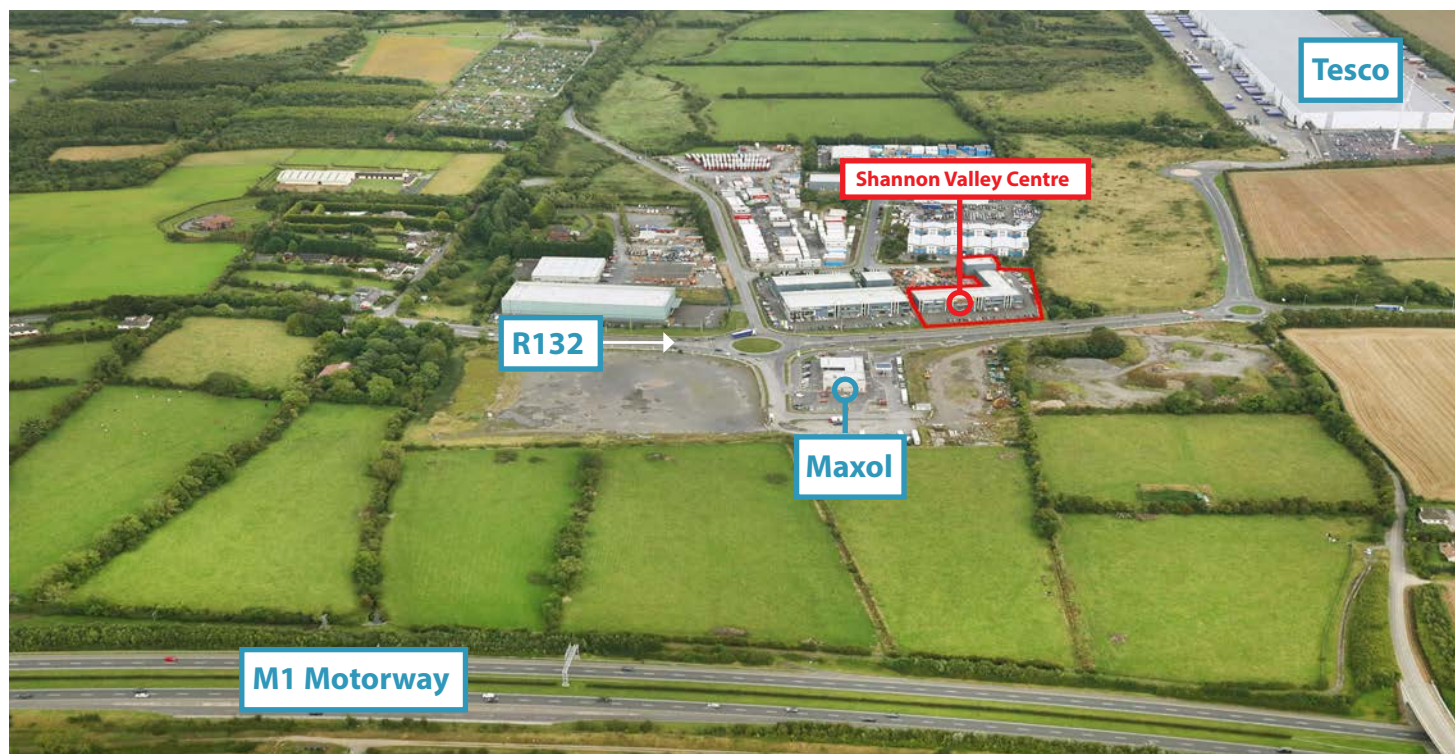
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PRSA Licence: 002273





Location

- Ideally situated on the R132 on the eastern side of the M1 Motorway
- Situated 1.7km from the M1, 9.1km from Dublin Airport, 10.3km from the M50 and 12km from the Port Tunnel

Description

- Modern end of terrace light industrial and office unit constructed in 2004/2005
- High profile position which benefits from road profile
- Offices include painted walls, suspended ceiling with recessed light fittings and electric storage heating
- Three phase power
- Actively managed development

Accommodation

GEA	SQ FT
Warehouse	1,749
2 Storey Offices	990
Total	2,739
1st Floor Mezzanine	1,382
2nd Floor Mezzanine	1,354

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

Terms and Rent

- Available to Let under a flexible new lease
- Rent on application

Building Energy Rating

BER: D1

BER No: 800659070

EPI: 407.04 kWh/m²/yr

