



42B Southern Cross Business Park

Bray

Co. Wicklow

- High Quality Industrial Unit
- c. 208 sq. m. / 2,237 sq. ft. + 2 Car Spaces
- Vacant Possession



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AGNEW**

01 662 3113
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**FOR
SALE**

LOCATION

The property is located on the southern side of Boghall Road on the outskirts of Bray, Co. Wicklow.

The unit is located a short distance north of the N11 Interchange which provides access to the southeast of the country and ultimately links to the M50 Ring Motorway.

Access to and from the N11 is via the roundabout leading to Killarney Road and Bray Southern Cross Route.

Other occupiers within the park include The Butler's Pantry, Safegaard Systems, Acuphysio, Pure Networks and Campbell Machinery.

DESCRIPTION

The property comprises a mid terrace business unit with metal deck roof with translucent panels.

The current configuration provides designated warehouse area with mezzanine, accessed via a grade roller shutter door, with feature offices, meeting rooms and staff areas, accessed via a separate pedestrian door.

The offices and staff areas comprise plastered and painted walls and ceiling incorporating fluorescent grid lighting.

FEATURES

- Warehouse with Mezzanine
- Fully Networked
- Carpeted Flooring
- Suspended Ceiling
- 3 Phase Power

TITLE: Freehold

COMMERCIAL RATES: c. €2,800 p.a.

SERVICE CHARGE: c. €1,539 p.a.

BER E1 No: 801054255
EPI: 276.81 kWh/m2/yr



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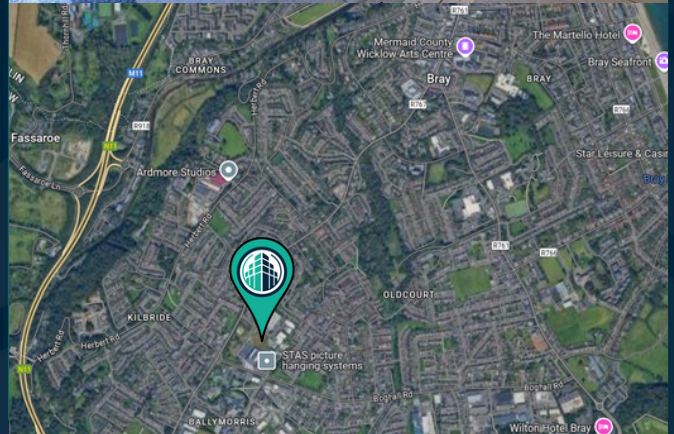
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ACCOMMODATION

GEA	sq. m.	sq. ft.
Warehouse	91.5	985
Ground Floor Office	58.9	634
First Floor Office	57.4	618
Total	207.8	2,237
Mezzanine	93.0	1,001

2 Car Parking Spaces are demised to the Premises

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



The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.