



To Let

Clonshaugh Business & Technology Park, Dublin 17

- 29,303 Sq Ft
- Detached production and office facility in established landscaped environment
- Strategically located on the northside of Dublin City, east of the M1 Motorway and a short distance from the M50 intersection
- Modern bright space with ample parking and quality office accommodation
- Established business location, adjacent occupiers including Amazon, GE Abrasives, Brinks & O2



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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LOCATION

- Clonshaugh Business & Technology Park is an IDA managed business environment located approximately 6km north of Dublin City Centre and 3km south of Dublin Airport
- There is easy access to both the Dublin Port Tunnel and the M50 via its interchange with the M1

DESCRIPTION

- Detached office and production facility of precast concrete frame construction incorporating concrete block infill walls
- Insulated metal deck roof incorporating perspex roof lighting
- Two insulated loading doors provided to the southern elevation
- Eaves height approximately 6 metres
- Reinforced concrete floor with dust proof finish
- Two storey office accommodation fitted substantially to the southern elevation and generally of plastered and painted wall finishes, suspended ceilings and recessed lighting

ACCOMMODATION

The gross external floor areas are as follows:

	SQ FT
Warehouse *	21,892
Two Storey Offices	7,411
Total	29,303

* Approximately 7,525 sq ft of the warehouse area has been fitted and is currently in use as single storey office accommodation

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

SERVICES

- All mains services are available including three phase power
- High bay lighting provided to the warehouse area
- Approximately 37 car spaces provided to the western elevation with potential provision for more

TERMS

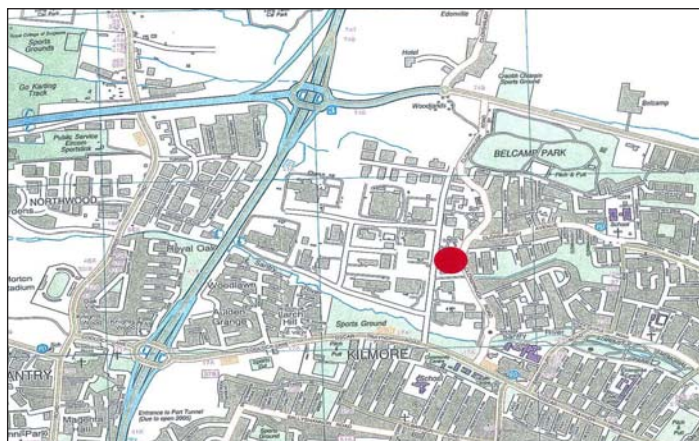
- Long or short term lease considered
- Rent on application
- Sale with vacant possession may be considered

PRICE/ RENT

On application

DISCLAIMER

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