



For Sale / To Let

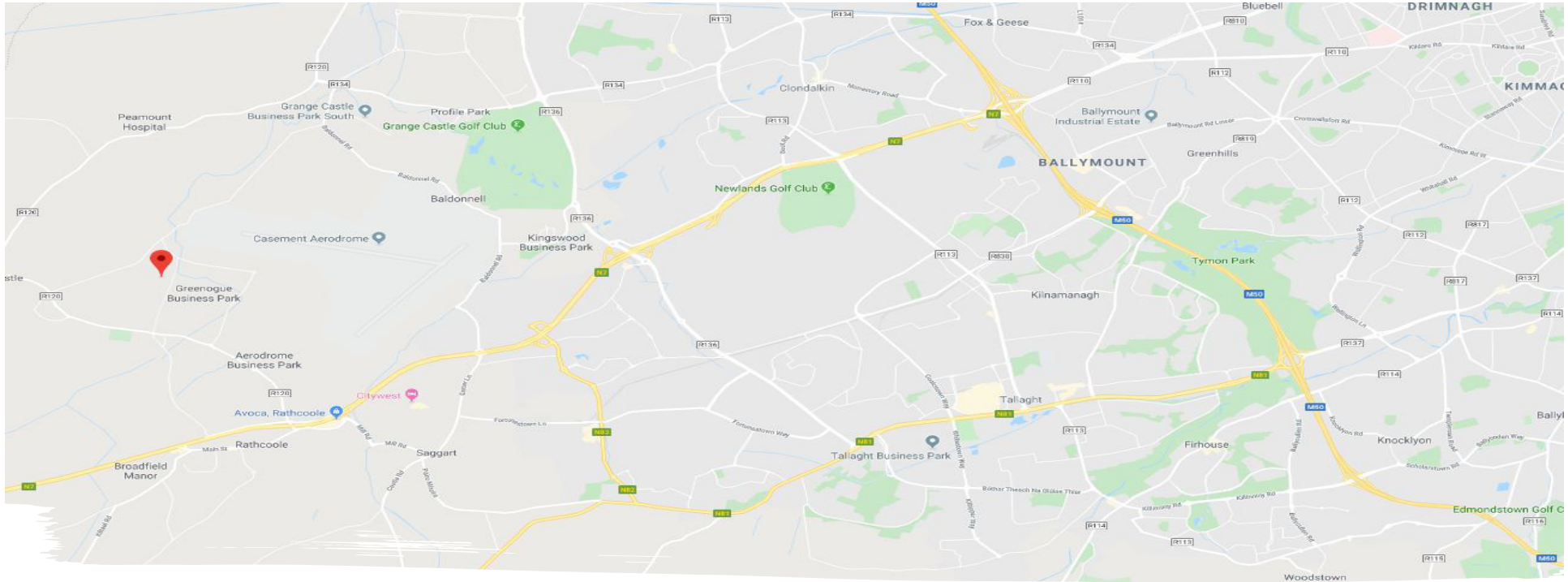
Units 13 - 14, Block L Greenogue Business Park, Grant's Road, Rathcoole, Co Dublin D24 AD7
Mid Terrace Industrial Unit Extending to Approximately 5,146 Sq Ft

BER C3

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Location

- Greenogue Business Park is approximately 1.1 km from the Rathcoole interchange with the Naas Road (N7)
- This interchange is 8.5km south of the M7/M50 motorway junction which connects the M7 with the N4 and N81 Tallaght by-pass

Travel Times

	M50 Motorway Junction (N7)	–	8 mins
	M50 Motorway Junction (N4)	–	14 mins
	M50 Motorway Junction (M11)	–	30 mins
	Dublin Airport	–	22 mins
	Dublin Port Tunnel	–	27 mins
	Dublin City Centre	–	29 mins

Nearby Occupiers





Accommodation

The approximate gross external area (GEA) is as follows:

	SQ FT
Warehouse	4,767
Offices	379
Total	5,146

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



Description

- Mid terrace light industrial/warehouse unit
- Shared loading yard
- One grade level roller shutter door
- 6 metres clear internal height
- Significant staff and customer car parking provision
- Concrete frame construction supporting double skin insulated metal roof and cladding elevation



**Units 13 - 14, Block L Greenogue Business Park
Grant's Road
Rathcoole
Co Dublin
D24 AD71**

Terms

Available For Sale with full Vacant Possession
or
To Let under a new long term FRI lease

Price/ Rent

On application

Viewing

Strictly by appointment only with the sole agents

Building Energy Rating

BER: C3
BER No: 800727489
EPI: 219.38 kWh/m²/yr

Enquiries

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