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Unit 8 Block 521
Grants Hill
Greenogue Business Park
Rathcoole
Co. Dublin

To Let

BER E2



2,027 sqft (188.4 sqm)



Roller Shutter Door



Motorway Access

Industrial Unit

PROPERTY FEATURES

- Within close proximity of the N7 & M50
- Warehouse & Office Space
- Roller shutter door & Pedestrian entrance
- Three phase power
- Parking

LOCATION

Greenogue Business Park is a sought-after modern development strategically situated 1.1 km from the Rathcoole Interchange on the Naas Road (N7). This interchange is 8.5 km from the N7 / M50 motorway junction. In addition to its pivotal position off the N7, the business park also benefits from its easy access to the Outer Ring Road at the Kingswood Interchange (3.4 km from the Rathcoole Interchange). This presently connects the N7 with the N4 and is currently being extended south to the N81 Tallaght by-pass. The immediate area is primarily a development of industrial buildings with various well-known businesses which include PRL Group, VNE Logistics and Lucey Distribution.

DESCRIPTION

Mid terrace industrial unit which extends to approximately 188.4 sq.m (2,027 sq ft) with internal eaves height of 7m. The unit comprises office with toilet on the ground floor to the front and warehouse area to the rear. The unit has an additional concrete mezzanine above the office. The property is concrete portal frame construction with precast concrete party walls to full height, a twin skin insulated metal deck roof, incorporating translucent roof lights. The unit features an electric roller shutter door, fire and intruder alarm and three phase electricity. The unit has been recently refurbished with LED lighting throughout, new windows & doors, resurfaced warehouse flooring as well as new office flooring.

ACCOMMODATION Sq.m. (Sq.ft.)

Measurement Application - Gross External (GEA)

Warehouse	140 / 1,507
GF Office	24.2 / 260
Mezzanine	24.2 / 260
Total:	188.4 sqm (2,027 sqft)

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

RATES & SERVICES

Rateable Valuation	Annual Service Charges
€10,250	On Application



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