



To Let

Unit B1 Aerodrome Business Park, Rathcoole, Co Dublin
20,757 Sq Ft Modern Detached Warehouse Facility

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BER B2





Location

- Aerodrome Business Park is a modern campus style development constructed over recent years
- It is located 500 metres from the Rathcoole Interchange on the Naas Road (N7) and 9km from the N7/50 motorway which provides direct access to Dublin Airport and Dublin Port
- Unit B1 is located on the eastern side of Jordanstown Road only minutes walk from the R120 (Newcastle/ Rathcoole Road)

Description

- Modern detached warehouse facility accommodating 2 storey office space
- Steel truss frame construction with concrete block infill walls to a height of approximately 2.5 m with insulated cladding above to roof level
- Metal deck roof with perspex roof lights
- Clear internal height of approximately 11 metres
- 1 dock and 1 grade level loading door
- Reinforced concrete floor with power floated finish



Accommodation

| DESCRIPTION | TOTAL |
|--------------------|--------|
| Warehouse | 18,643 |
| Two Storey Offices | 2,114 |
| Total | 20,757 |

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

Adjacent Occupiers



Unit B1 Aerodrome Business Park Rathcoole Co. Dublin

Building Energy Rating

BER: B2
BER No: 800187965
EPI: 249.29 kWh/m²/yr

Terms

Available To Let
Rent on Application

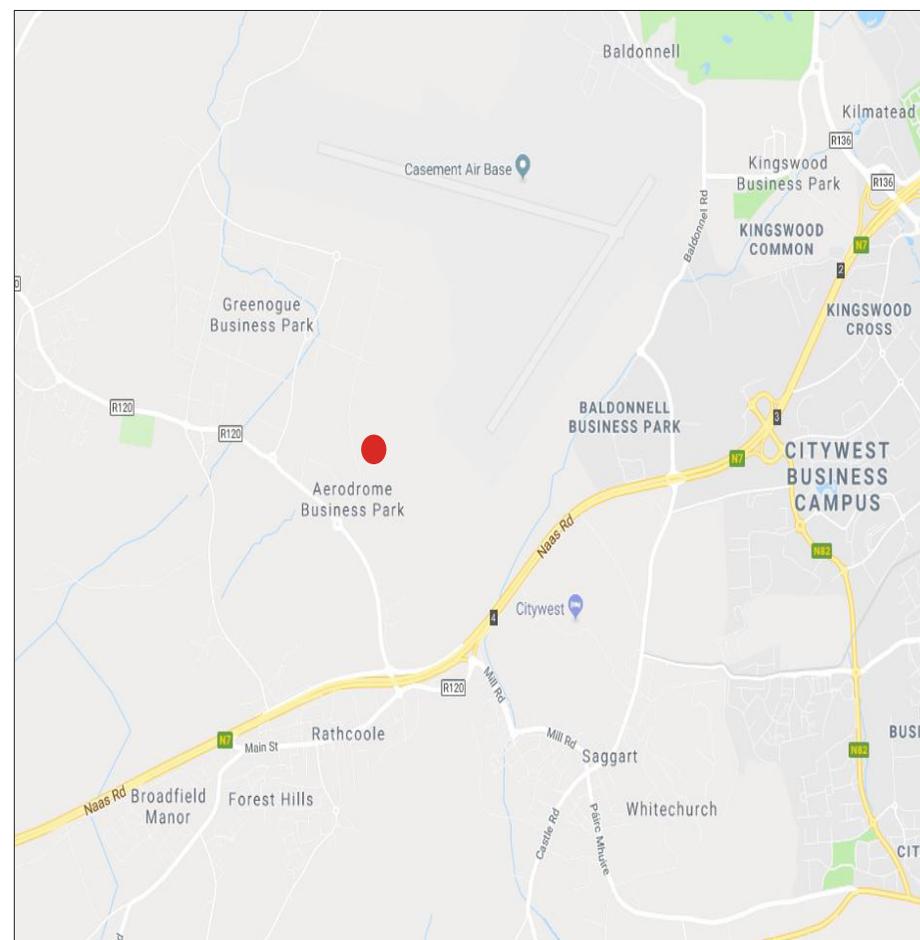
Viewing

Strictly by appointment only

Enquiries

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