



3 Richmond Road Industrial Estate Richmond Road Fairview Dublin 3

- Light Industrial Unit of c. 287 sq. m. + Parking
- End of Terrace Industrial Unit
- Prime Location
- Flexible Lease Terms



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**TO
LET**

LOCATION:

Richmond Road Industrial Estate is located at the northern end of Distillery Road approximately 3km north of Dublin City. The industrial estate can be accessed off Clonliffe Road via Distillery Road or directly from Richmond Road.

The buildings' location allows for easy access to all areas of the city, including the Airport and, the Dublin Port Tunnel is within 15 minutes' drive of the property.

Nearby occupiers to the business park include AVS Audio Visual Services Limited, Integritas Financial Services, Tyler Owens Architects and the Distillery Lofts.

DESCRIPTION:

The property comprises a end of terrace industrial unit with loading areas to the front via a roller shutter door and office accommodation available on the ground and mezzanine level.

Externally the unit consists of a concrete portal frame with pebble dash finish, double skin insulated metal deck roof.

The building has the benefit of a new goods roller shutter to the front and a new pedestrian roller shutter to the rear.

FEATURES INCLUDE:

- New Roller Shutter
- Ample Office Area
- Three Phase Power
- Goods Lift
- Eaves Height 5.53m
- Kitchenette & Shower Facilities
- Car Parking

The approximate Gross External Floor area is:

| GEA (sq. m.) | Office | Warehouse |
|--------------|--------------|--------------|
| Ground | 106.3 | 137.3 |
| Mezzanine | 0 | 251.0 |
| Total | 106.3 | 388.3 |

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

LEASE: New Flexible Lease

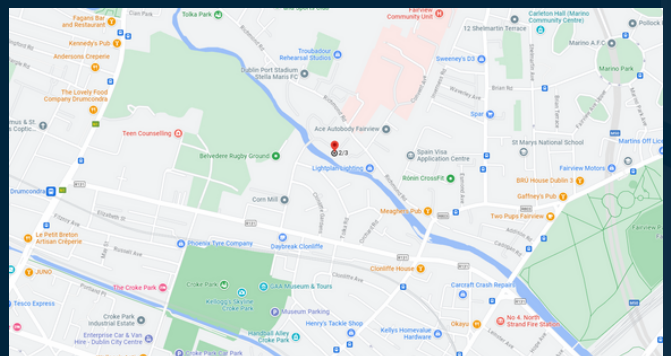
RATES 2023: c. €2,667

INSURANCE: TBC

BER: D2

No: 800796179

275.48 kWh/m²/yr/1.86



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