

To Let

High Spec, Refurbished Industrial Rental Opportunities
418 sq m (4,500 sq ft) - 1,950 sq m (21,000 sq ft)



Westlink Industrial Estate, Kylemore Road, Dublin 10



Location

The subject properties comprise of industrial warehouse units located in Westlink Industrial Estate in west Dublin. The M50 Motorway is situated approximately 4.5 km to the south west and provides rapid links to all major arterial routes. The property benefits from being in close proximity to the Kylemore Road and the Naas Road (N7) and has direct access to Dublin city centre located approximately 9km to the east.

The area enjoys excellent public transport links being served by Dublin Bus routes from the Kylemore Road. The Luas Red Line runs from Tallaght to the Point Depot with the Bluebell and Kylemore stations in close proximity. The property also benefits from the commuter train services from Parkwest/Cherry Orchard to the West.

The surrounding area is predominately commercial in character with occupiers in close proximity including Laydex Ltd, Eco Safe Systems, Best Western Sheldon Park Hotel and Aldi.

Description

The estate comprises 31 individual light industrial/warehouse units generally incorporating two storey offices to the front. The available properties are in the process of being refurbished to a very high standard. Vacant units at present extend to approximately 418 sq m (4,500 sq ft) - 1,950 sq m (21,000 sq ft). The properties are of concrete frame construction under pitched roofs with eaves heights of approximately 5m. The warehouse accommodation is accessed via one grade roller shutter door. The subject properties benefit from pedestrian and vehicle access and include surface car parking and circulation space to the front. The properties are located within a landscaped well managed estate.

Title

Leasehold on market terms

Rent

On Application

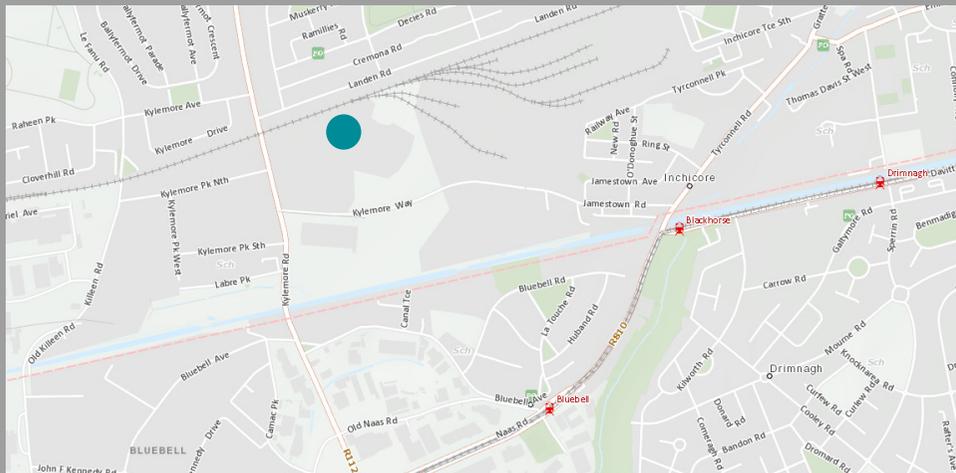
Viewing

By appointment with joint agents
Cushman & Wakefield and JLL

Ber Details



Ber No. & EPI: On Request



Accommodation

Units Available from
418 sq m (4,500 sq ft) - 1,950 sq m (21,000 sq ft)



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Conditions to be noted 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. DTZ Sherry FitzGerald Registration Number: 002222.