



# To Let



## Unit B18 Kingswood Business Park, Clondalkin Dublin 22

- 6,039 Sq Ft
- End of terrace warehouse facility
- Highly accessible location situated on the new outer relief ring road at the Naas Road/ Kingswood Interchange
- 500 metres from the N7
- Located mid way between Citywest Business Campus and Liffey Valley Shopping Centre
- Clear height approximately 7 metres



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jll.ie

### FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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### SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy



## LOCATION

- Kingswood Business Park is located on the northern side of the Naas Road immediately east of Baldonell Aerodrome and north west of Citywest Business Campus
- Kingswood Business Park is strategically positioned a short distance from the Kingswood Interchange with the N7 on the outer relief road (Grange Castle Road) with links the N4 at Lucan and the N81 at Tallaght
- The Luas light rail system positioned in Citywest Business Campus is a short drive from Kingswood Business Park

## DESCRIPTION

- The property comprises a modern warehouse facility of single span steel portal frame construction with concrete block infill party walls to full height and insulated metal deck external walls
- Reinforced concrete floor with power floated finish throughout
- One grade level insulated up and over loading door to the eastern elevation
- Externally the property has feature architectural panels with a metallic finish
- Double glazed aluminium windows and doors throughout

## ACCOMMODATION

The approximate gross external floor area of the property is as follows:

	SQ FT
Warehouse	6,039
<b>Total</b>	<b>6,039</b>
Mezzanine	6,039

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

## SERVICES

- All mains services available including 3 phase power

## BUILDING ENERGY RATING

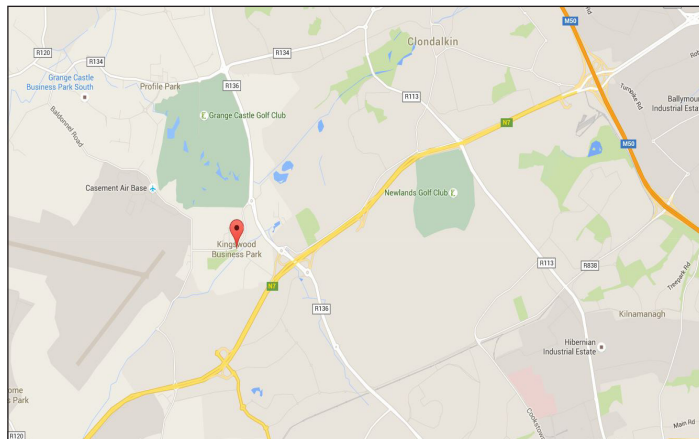
- BER: G
- BER No. 800489478
- EPI: 601.72 kWh/m<sup>2</sup>/yr

## TERMS

Available to Let under a flexible lease arrangement

## RENT

On application



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