



To Let

Unit 42, Block 528

Grants Road, Greenogue Business Park, Rathcoole, Co. Dublin



**Lisney**  
COMMERCIAL REAL ESTATE



Corner profile unit offering approx. 1,042 sq.m of warehouse and office accommodation



Located off Grants Road, in an actively managed business park with 24/7 on site security



Loading access is via 1 no. roller shutter



Clear internal height of approx. 7.77m



Ample car parking to front and side of the unit



Two storey office accommodation extending to approx. 175.9 sq.m (1,893 sq.ft)

Location	Minutes
N7	5
M50 Jct. 9	14
Dublin Airport	34
Dublin Port (via Port Tunnel)	33
Dublin City Centre	44



## Location

- Located just off Grants Road, which forms part of the larger Greenogue Business Park.
- Situated 1.1 km from the Rathcoole Interchange on the Naas Road (N7), 8.5 km from the N7 / M50 motorway junction.
- Dublin City Centre is approx. 17 km north-east of the business park.
- Secure and actively managed development .
- Notable occupiers include PRL Group, Zeus Packaging, JCB and Amazon.



## Description

- Mid-terrace warehouse facility extending to approx. 1,042.40 sq.m (11,220 sq.ft).
- Steel portal frame construction with block infill walls & twin skin insulated metal deck roof (incorporating translucent panels).
- Loading access is via 1 no. manual roller shutter door to the front of the unit.
- Clear internal height of approx. 7.66m
- Two storey office accommodation of approx. 175.9 sq.m (1,893 sq. ft.).

## Accommodation (Gross External Area)

Accommodation	Size Sq. M.	Size Sq. Ft.
Warehouse	866.5	9,327
Ground Floor Office	116.8	1,257
First Floor Office	59.1	636
Total	1,042.40	11,220

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

## Rent & Lease Terms

On application.

## Rates

€12,751.20 per annum.

## Service Charge

€1,968 (incl. VAT) per annum.

## Insurance

Approx. €700 (incl. VAT) per annum.

## BER



## Further Information & Viewing

Viewing is strictly by arranged appointment only with joint selling agents Lisney and O'Neill & Co.

**Lisney**

COMMERCIAL REAL ESTATE

**James Kearney**

E: [jkearney@lisney.com](mailto:jkearney@lisney.com)

T: 085 738 0566

**Sean Gormley**

E: [sgormley@lisney.com](mailto:sgormley@lisney.com)

T: 087 676 8112



**Darac O'Neill**

E: [darac@oneilandco.ie](mailto:darac@oneilandco.ie)

T: 087 965 6063

The Agents and the Vendor give note that the particulars and information contained within this Investment Memorandum do not form any part of any offer or contract and are for guidance purposes only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents, or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this Investment Memorandum, intending purchasers or any third party should not rely on these particulars and information contained within as statements of fact, but must satisfy themselves as to the accuracy of details given to them. Lisney or Property Partners De Courcy O'Dwyer nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and Lisney or Property Partners De Courcy O'Dwyer nor its employees shall be liable for any loss suffered by an intending purchaser or any third party arising from the particulars or information contained within this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser shall be liable for any VAT arising on the transaction. Lisney PSRA No: 001848 | O'Neill & Co. PSRA No.: 001224.