

# To Let

## Units 5, 6 & 7 Urban Showrooms at the Naas Road, Naas Road, Dublin 12, D12 XY00



- **Size requirements ranging from approximately 13,000 sq ft to 55,000 sq ft can be catered for**
- Exceptional profile to the Naas Road
- 180m frontage
- Convenient for access to M50 and Dublin City Centre
- 2 minute walk to Luas stop (Bluebell)





### Location

- Concorde Industrial Estate is located on the southern side of the Naas Road, approximately 6.2 km south west of Dublin city centre. It is directly opposite the Brooks Thomas facility and approximately 2.1 km east of Junction 9 (Red Cow) of the M50 motorway
- The Naas Road is one of the main arterial routes into Dublin city centre and is a prime industrial and retail location
- Occupiers in the immediate vicinity includes well known names such as Woodies, Frank Keane Motors, John Sisk & Son, McDonalds, Apple Green and FBD
- The significance of this site and the general location is underlined by both the zoning objective and the presence of the LUAS
- The LUAS Red line stop at Bluebell is located only 260 m to the east of the property
- The site is zoned as a Key District Centre under the Dublin City Development Plan 2016 - 2022

### Description

- Concorde Industrial Estate occupies one of the highest profile sites on the Naas Road, with a frontage of approximately 180 m and direct access
- The entire site, which extends to approximately 4.66 acres, contains 8 showroom units
- The main complex, which fronts the Naas Road, is currently configured as 7 individual units which are capable of being combined to provide larger industrial facilities as required. To the rear is a detached facility
- There is a high profile raised display area of approximately 0.62 acres directly fronting the Naas Road at street level
- The buildings are generally of steel portal frame construction with concrete block infill walls and insulated metal deck roofs with perspex roof lights. The rear unit is of precast concrete frame construction with concrete block infill walls, metal deck roof and perspex roof lighting



### Accommodation

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

UNIT 5	SQ FT
Ground Floor	16,802
First Floor	8,704
<b>Total</b>	<b>25,506</b>
UNIT 6	SQ FT
Ground Floor	8,127
First Floor	5,103
<b>Total</b>	<b>13,230</b>
UNIT 7	SQ FT
Ground Floor	11,553
First Floor	5,238
<b>Total</b>	<b>16,791</b>

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

### Services

- All mains services are available including 3 phase power

### Building Energy Rating

#### Unit 5

BER: B2  
 BER No: 800169633  
 EPI: 940.1 KWh/m2/yr

#### Unit 6

BER: B3  
 BER No: 800169641  
 EPI: 397.51 KWh/m2/yr

#### Unit 7

BER: C2  
 BER No: 800169658  
 EPI: 397.51 KWh/m2/yr

### Rent

- On application

### Viewing

- Strictly by appointment with the Sole Agent



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