

# INDUSTRIAL TO LET



## UNIT 1 GATEWAY BUSINESS PARK

DUBLIN ROAD, ATHY, CO. KILDARE



BER **B2**



- Superb distribution/manufacturing facility of approx. 9,265 sq.m
- Excellent location approx. 8 km from J3 on the M9, which provides motorway access to the M50, to the airport, the Dublin Port Tunnel and all of the main national primary routes.

## LOCATION

Gateway Business Park is strategically located approx. 1 km from Athy town centre, just off the N78. Gateway Business Park is situated approx. 8 km from Junction 3 on the M9, which provides motorway access to the M50, to the airport, the Dublin Port Tunnel and all of the main national primary routes.

Dublin city centre is situated approx. 70 km to the north of the park. Cork city is located 191 km south of the park with the major towns of Waterford (105 km) and Limerick (139 km) also easily accessible.



APPROX.

**70 km**  
FROM DUBLIN



FACILITY OF  
APPROX.

**9,265**  
SQ.M







## DESCRIPTION

The property provides for a high bay industrial warehouse extending to approx. 8,971 sq m (96,563 sq ft) incorporating 294 sq m (3,165 sq ft) of single storey office space to the south elevation. The property is situated on a site area which extends to approx. 1.99 ha (4.91 acres) and provides excellent provision for circulation, truck parking and external storage etc.

## WAREHOUSE

- Modern detached warehouse facility
- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- Internal concrete plinth with insulated cladding to the perimeter of the property
- Clear internal height approx. 7.2 metres
- Sealed concrete floor
- 4 no. ground level roller shutter doors and 2 no. recessed dock level platforms
- High bay sodium lighting

## OFFICES

- Mix of cellular and open plan accommodation
- Painted and plastered walls
- Suspended ceilings with recessed fluorescent lights
- Gas fired central heating
- A mix of carpeted, tiled and wooden floors
- Perimeter trunking with data point / power socket inserts
- Double glazed windows
- Toilets
- Canteen

## ACCOMMODATION

Approx. gross external floor areas

Accommodation	Sq. m.
Warehouse	8,971
Office	294
Total	9,265

Overall site area is approx. 1.99 hectares (4.91 acres) as scaled from the OSI map.

Intending tenants must satisfy themselves as to the accuracy of the floor areas and site areas referred to throughout this brochure.

## SERVICES

We understand that all mains services including 3 phase power are provided and connected to the property.

## RATES

The rateable valuation of the property is €1,200. The projected rates payable for 2018 are €54,960.

## INSPECTIONS

All inspections are strictly by appointment through the joint agents.

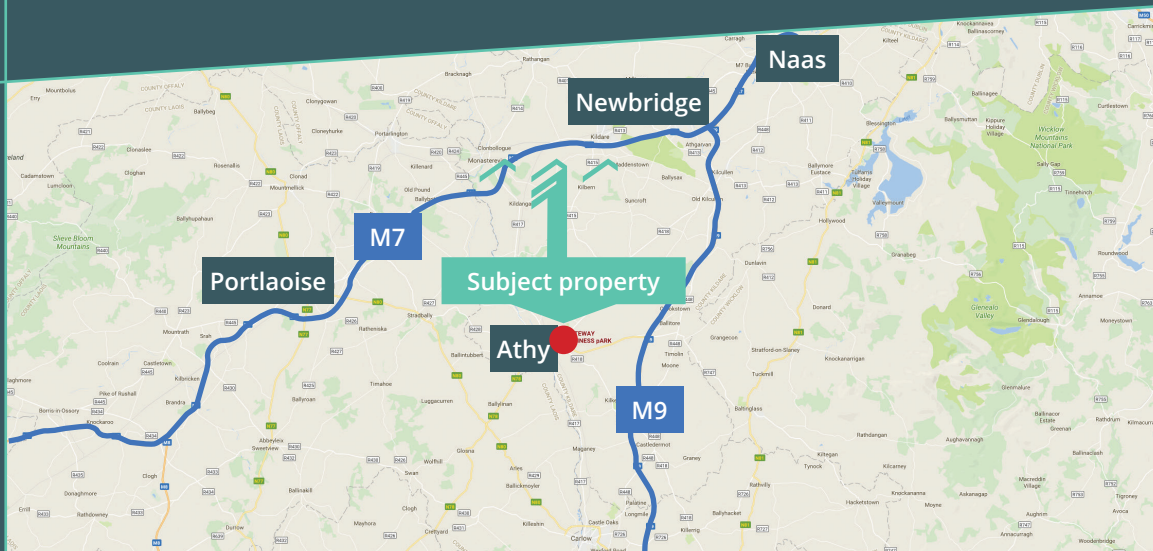
## RENT

On application

## BER DETAILS

BER Rating: B2  
BER No. 800541468  
Energy Performance Indicator: 158.45 kWh/m<sup>2</sup>/yr

# LOCATION



## FURTHER INFORMATION

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33 Molesworth Street,  
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