

To Let

34B Lavery Avenue, Park West, Dublin 12



- Excellent semi-detached industrial unit of approx. 906 sq.m.
- Includes secure private yard to the rear.
- Approx. 7 km from Dublin City Centre and within easy access of the M50/Naas Road Interchange.

Location

Parkwest Industrial Estate is located approx. 7 kms from Dublin City Centre and is within easy access of the M50 / Naas Road Interchange which provides rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel.



Joint Agents:

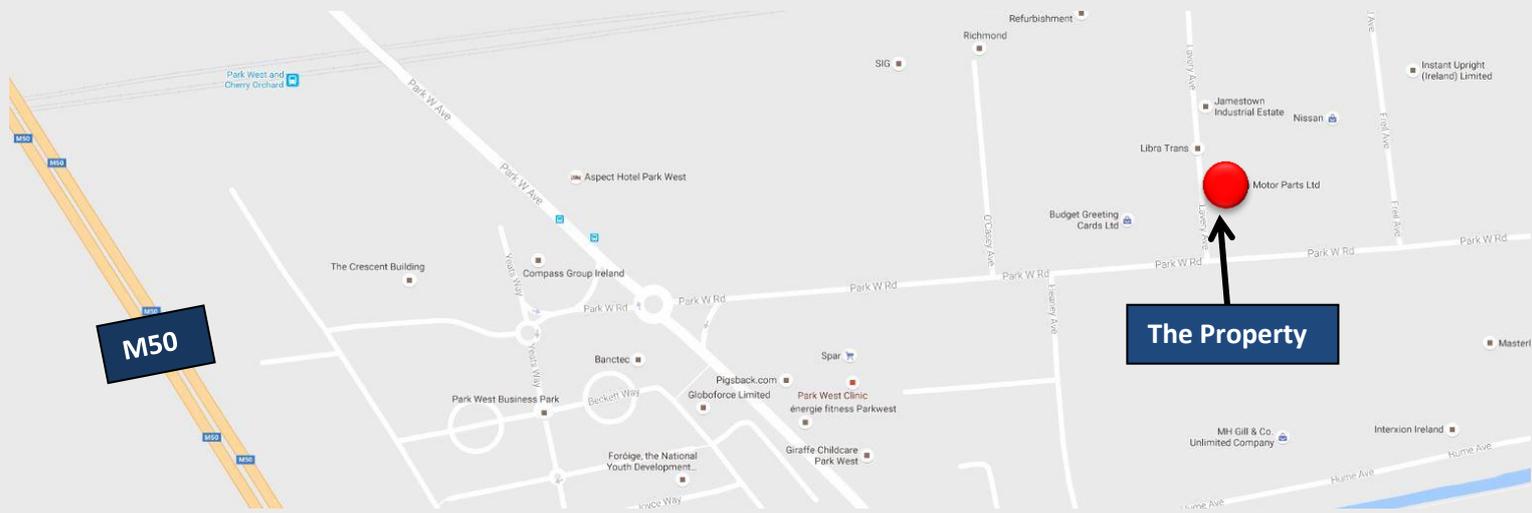
Savills, 33 Molesworth Street, Dublin 2

Maguire Chartered Surveyors,
26/27 Upper Pembroke Street Dublin 2

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Description

Warehouse

- Semi-detached facility
- Concrete frame construction
- Double skin metal deck roof incorporating translucent panels
- Externally, the property consists of a brick façade with metal cladding over, with plaster block walls with metal cladding over on all other elevations.
- Concrete floor
- High bay sodium lighting

Offices

- Painted and plastered ceilings with fluorescent lighting
- Painted and plastered walls
- Electric storage heating
- Carpeted floors
- Perimeter trunking
- Double glazed windows
- Toilets
- Mixture of both open plan offices / partitioned offices

Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Offices	279
Warehouse	696
Total	975

Intending tenants must satisfy themselves as to the accuracy of the measurements provided above.

Services

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

Rates & Service Charge

The rates payable for 2016 are €10,726.40. The service charge budget for 2016 is approx. €6,000 + VAT.

BER

BER rating: B3 BER Number: 800205049 EPI: 195.31 kWh/m²/yr

Inspections

All inspections are strictly by appointment through the joint agents.

Rent

On application

 <p>savills.ie 01 618 1300</p>	<p>Joint agents: Niall Woods Savills 01 618 1300 niall.woods@savills.ie PSRA: 002233 – 005752</p>	<p>Eamonn Maguire Maguire Chartered Surveyors 087 2399640 emaguire@mcsi.ie PSRA: 001509 – 004137</p>	 <p>01 649 9096</p>
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