



To Let

Unit 11 Fonthill Business Park, Fonthill Road, Clondalkin, Dublin 22 D22 WC63

Detached High Quality Distribution Facility of Approximately 44,432 Sq Ft in Secure Managed Park

BER C1

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Location

- Strategically located on the Fonthill Road, adjacent to the Liffey Valley Shopping Centre and minutes from the M50/N4 (Galway Road) intersection
- Fonthill Road connects the N4 and N7 providing an alternative route to the M50
- The Outer Ring Road is also within 10 minutes drive giving an alternative and rapid route to the N7 and N81

Nearby Occupiers

HOMEBASE



**home store
+ more**

**glanbia
IRELAND**



JLL®



Accommodation

The approximate gross external area (GEA) is as follows:

	SQ FT
Warehouse	31,528
Dispatch Office & Toilets	1,507
3 Storey Offices, Toilet & Kitchen	11,397
Total	44,432

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



Description

- First class warehouse facility with high profile to the Fonthill Road
- Twin bay steel portal frame construction with insulated metal deck roof incorporating perspex roof lights
- Reinforced concrete floor with power floated finish and floor loading capacity of approximately 50 Kn/m²
- 3 dock level loading doors and 2 grade level doors
- 12 metre clear internal height
- Self contained concrete loading yard - approx. 34m depth
- Modest service charge to cover 24 hour on site security, common area cleaning and lighting
- Excellent high quality office accommodation with gas fired radiator central heating and fully fitted kitchen and tea station





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Terms

Available To Let under a new long term FRI lease

Rent

On application

Viewing

Strictly by appointment only with the sole agents

Building Energy Rating

BER: C1

BER No: 800736837

EPI : 201.45 kwh/m²/yr

Enquiries

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