

# For Sale

## Modern Industrial Unit



### Unit 43 Block 503 Grant's Drive Greenogue Business Park Rathcoole Co. Dublin


- Warehouse with Office Accommodation
- Ideal Starter Unit
- Full Height Roller Shutter Door
- Equipped with intruder and fire alarms

## Accommodation

Description	Sq. m. (sq. ft.)
Warehouse	94 sq. m. (1,012 sq. ft.)
First Floor Office	16 sq. m. (172 sq. ft.)
<b>Total</b>	<b>110 sq. m. (1,184 sq. ft.)</b>
<i>Mezzanine</i>	<i>58 sq. m. (624 sq. ft.)</i>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
€5,650	TBC	

### Price

On Application

### Viewing

By appointment only

### Location

Greenogue Business Park is a sought after modern development strategically situated 1.1 km from the Rathcoole Interchange on the Naas Road (N7). This interchange is 8.5 km from the N7 / M50 motorway junction. In addition to its pivotal position off the N7, the business park also benefits from its easy access to the Outer Ring Road at the Kingswood Interchange (3.4 km from the Rathcoole Interchange). This connects the N7 with the N4 Lucan by-pass and the N81 Tallaght by-pass. Occupiers within the business park include Amazon, HSS Hire, PRL Group, Irish Pride Bakery, Lucey Transport and Zeus Packaging.

### Description

The property comprises an end of terrace industrial unit extending to approximately 110 sq. m. (1,184 sq. ft.) with a mezzanine extending to 58 sq. m. (624 sq. ft.). There is a shared circulation and loading area to the front of the property. The unit comprises office accommodation and warehouse area with mezzanine. It is portal frame construction with precast concrete party walls to full height, architectural metal cladding to the façade, double glazed aluminium windows and door. The unit features both fire and intruder alarms and roller shutter doors.

## For further information contact:

Darac O'Neill

☎ 045 856 604  
 📞 087 965 6063  
 ✉ darac@oneilandco.ie

Stephen Keeler

☎ 045 856 604  
 📞 085 717 1593  
 ✉ stephen@oneilandco.ie

Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland

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