



To Let

Detached logistics facility of approx. 22,050 sq ft

- Modern, high bay logistics facility
- Excellent access to the N7 & M50 Motorways
- Two dock levellers
- One grade level roller shutter door
- Clear internal height of 9.8m
- Large loading yard with a depth of 31m

Unit 531

Grants Crescent, Greenogue Business Park,
Rathcoole, D24 K7WK

22,050 sq ft

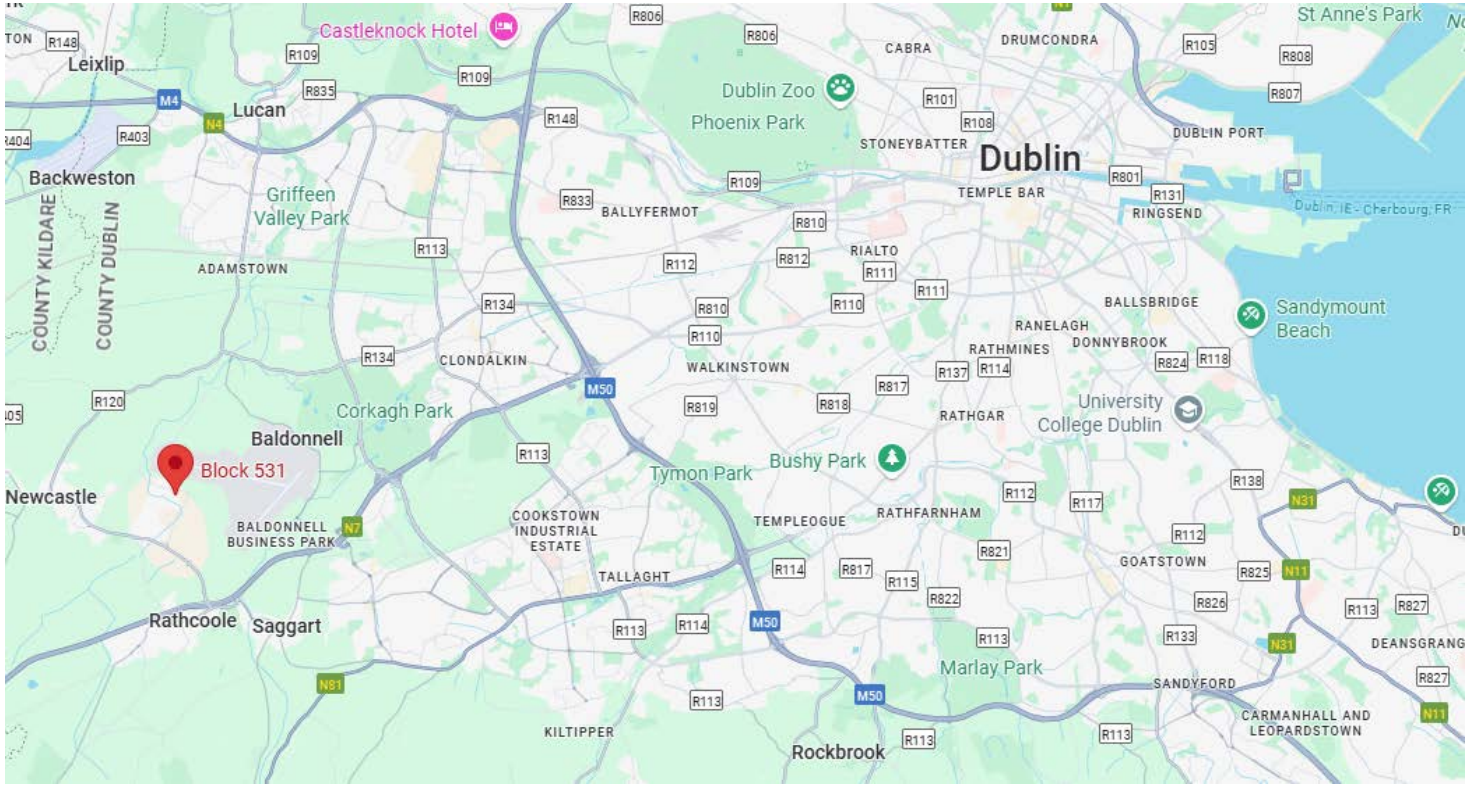
2,048.51 sq m

Reference: #304583



Unit 531

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Location - Eircode D24 K7WK

Greenogue Business Park is a well established, modern business / logistics location which is situated approximately 1.1 km from the Rathcoole interchange, providing direct access to the Naas Road (N7).

The N7 provides a direct link to the M50 Motorway, with Junction 9 (Red Cow Roundabout) capable of being reached in less than 10 minutes drive time.

The M50 is the principal outer orbital route for Dublin City and connects directly to Dublin Airport and Dublin Port (via Port Tunnel). Dublin Airport and Dublin Port can be reached in 27 minutes and 33 minutes respectively.

Description

Modern, detached logistics facility

Steel portal frame construction with insulated cladding

Clear internal height of approximately 9.8m

Insulated metal deck roof incorporating Perspex roof lights

Reinforced concrete floor with power floated finish

Two dock level doors and one grade level roller shutter door

Office specification includes suspended ceilings with recessed light fittings, plastered and painted walls and perimeter trunking with power and data points

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	17,982	1,670.58
Ground - Warehouse Office	306	28.43
Unit - 3 Storey Office	3,762	349.50
Total	22,050	2,048.51

Terms

New Full Repairing & Insuring Lease

Viewings

Strictly by prior appointment with sole agent JLL

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