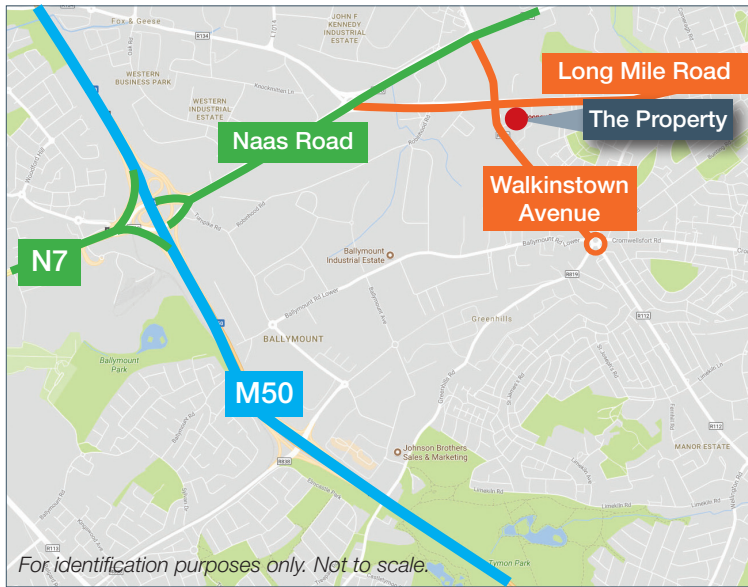


To Let

Unit 4, E.P. Mooney Business Park,
Walkinstown Avenue, Walkinstown, Dublin 12



- Superb, high profile, detached showroom facility of approx. 573 sq. m.
- Superb frontage onto Walkinstown Ave, just off the Long Mile Road
- Excellent location approx. 7.8 km from Dublin City Centre and within easy access of the M50/Naas Road Interchange (J9).



Location

EP Mooney Business Park is located approx. 7.8 kms from Dublin City Centre and is within easy access of the M50 / Naas Road Interchange (J9) which provides rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel. Occupiers in the locality include Hyundai, Toyota and Nissan, amongst others.

Description

Modern high-profile detached showroom.

Showroom / Offices

- Feature entrance
- Full height glazing to front elevation
- Painted and plastered walls
- Suspended ceilings with recessed fluorescent lighting
- Air conditioning
- Tiled, carpeted & wooden floors
- Double glazed aluminium windows
- Toilets
- Canteen
- One ground level roller shutter door to the showroom

Workshop

- Modern detached unit
- Metal frame construction
- Insulated metal deck roof
- Full height concrete block walls
- Clear internal height approx. 6 metres
- Concrete floor
- Three ground level roller shutter doors
- High bay sodium lighting

Accommodation

Approx. gross external floor areas

| Accommodation | Sq. m. |
|-------------------|------------|
| Showroom/ Offices | 381 |
| Workshop | 192 |
| Total | 573 |

There are 10 designated parking spaces to the front of the property.

Intending tenants must satisfy themselves as to the accuracy of the floor 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 €20,000. The rates payable for 2017 are €5,160.

Inspections

All inspections are strictly by appointment through Savills.

Rent

On application

BER Details

BER Rating: C3
BER No. 800169369
Energy Performance Indicator: 664.69 kWh/m²/yr

Further Information

Industrial Department
Savills
33 Molesworth Street
Dublin 2

savills.ie

Niall Woods
01 618 1725
niall.woods@savills.ie
PSRA 002233-005752

Elaine Gordon
01 618 1313
elaine.gordon@savills.ie
PSRA 002233-005472

Darragh Doyle
01 618 1341
darragh.doyle@savills.ie
PSRA 002233-005407

Gavin Butler
01 618 1340
gavin.butler@savills.ie
PSRA 002233-002934

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

savills