

# FOR SALE / TO LET

## UNIT 36 STADIUM BUSINESS CENTRE

Stadium Business Park, Ballycoolin, Dublin 11



### Key Benefits

- High spec modern business unit suitable for a variety of potential uses.
- Secure quality business development.
- Excellent access Dublin Airport, Dublin City Centre, Port Tunnel and M50 / M3 Motorways.

### Contacts

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#### John Reynolds

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### Location

The property is situated within Stadium Business Centre, a secure quality business development, approximately 4.8km from the interchange of the M50 motorway with the Navan Road (N3).

This high profile location provides immediate access to Dublin Airport, Dublin City Centre, Port Tunnel and M50 / M3 Motorways.

The property enjoys rapid motorway access to all of the main national and primary routes via the M50 motorway.

### Description

- High profile property in a strategic location extending to 306 sq. m (3,300 sq. ft).
- Steel frame construction, finished externally with profile metal cladding and double skin insulated roof.
- Open plan office accommodation finished to a high quality standard with plastered and painted walls, suspended ceilings, recessed box lighting, gas fired central heating and perimeter trunking.
- Loading access to the warehouse is via an electrically operated roller shutter door.
- 6.5 metre clear internal height.
- Quality halogen lighting provided in the Warehouse.
- Fully fitted tea station / canteen at first floor level.
- 6 designated car parking spaces.

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### Schedule of Accommodation

The approximate Gross External Floor Areas are outlined below.

| Floor            | Sq Ft        | Sq M       |
|------------------|--------------|------------|
| Warehouse        | 2,020        | 188        |
| Offices - Ground | 400          | 37         |
| Offices - First  | 880          | 81         |
| <b>Total</b>     | <b>3,300</b> | <b>306</b> |

### Services

All mains services are available and connected to the property including gas fired central heating.

### Lease Terms

The unit is available to let under new flexible lease terms.

### BER Certificate

BER Rating:  
BER Number:

### Viewing

Strictly by appointment with the sole selling and letting agent CBRE.

### Service Charge

On application

### Rates

€4,766.40 per annum  
(€1.44 per sq ft per annum)

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