



BER D2 F

To Let

Units 70 - 74 Broomhill Road, Tallaght Industrial Estate, Dublin D24 F6PC

27,555 sq ft comprising of 5 light industrial units (approx. 5,500 sq ft each); units can be let individually

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Location

- The property is located on and accessed directly from Broomhill Road which is approximately 5 - 7 minutes from Junctions 10 and 11 on the M50 Motorway
- Situated 1km from the Tallaght Bypass (N81), 2.5km from the Naas Road (N7) and 2km from the Luas Red Line
- 9km west of Dublin City and 1.2km south of Tallaght village
- Adjacent occupiers include FoodCloud, Robert Roberts, DentPro, Deadline Couriers Dublin and Rehab Recycle

Description

- 27,555 sq ft (approx. 5,500 sq ft per unit) including approx. 6,173 sq ft office accommodation (approx. 1,142 sq ft per unit)
- Pre-cast concrete frame construction with concrete block infill walls to full height
- Clear internal height of approximately 5 metres
- Loading access via grade level roller shutter and sliding Bolton doors
- Two storey offices to the front and warehouse to the rear
- Asbestos roof incorporating 10% perspex lighting



Accommodation

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

UNIT NO.	WAREHOUSE	OFFICES	TOTAL SQ FT
70	4,295	1,141	5,437
71	4,329	1,147	5,477
72	4,317	1,147	5,459
73	4,341	1,141	5,482
74	4,098	1,600	5,698
Total	21,382	6,179	27,555

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

- 70-74 Broomhill Road is made up of 5 individual single span units
- Each unit is approximately 5,500 sq ft incorporating two storey office accommodation to the front
- Car parking to the front of each unit as well as additional car parking to the north and south of the block
- Office specification includes carpeted concrete floors, plastered and painted walls, electric storage heaters and suspended ceilings (in part)

Units 70 - 74 Broomhill Road Tallaght Industrial Estate, Tallaght, Dublin 24, D24 F6PC

Building Energy Rating

BER: D2 - F

BER No: 800615916

EPI: 806.7 kWh/m²/yr

Terms

Available To Let under flexible new lease

Rent on Application

Viewing

Strictly by appointment only

Enquiries

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