



To Let

Light Industrial / Office Units Extending to Approximately 2,206 Sq Ft

- Prime South West Dublin industrial location
- Superb location minutes from the M50 and N7
- One full height grade level roller shutter door
- Clear internal height of approx. 8.5 metres
- Two storey office accommodation to the front
- Minutes from Citywest Hotel and Avoca Handweavers

Unit A2, A5, A6 & A8 Block 513
Greenogue Business Park
Rathcoole
Co Dublin D24 YX29 **BER C1 D2**

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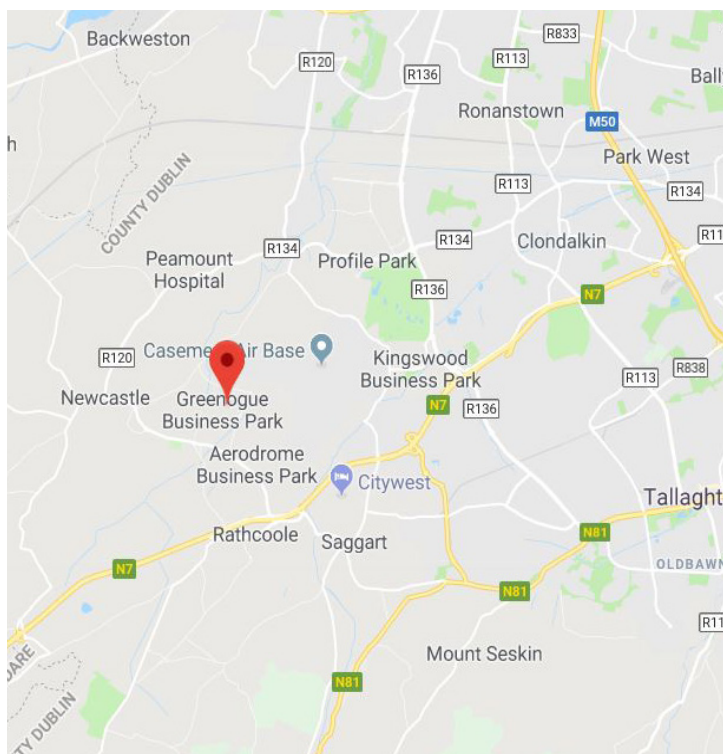
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PSP Licence No: 002273





Location

- Greenogue Business Park is approximately 2km from the Naas Road and accessed by way of the R120
- It is located 3km from Kingswood Interchange linking the N7 with the Nangor Road and 7 km from the M50 motorway providing easy access to all arterial routes around Dublin City

Description

- Modern terraced industrial units comprising 2 storey office accommodation, car parking and a roller shutter door
- The warehouses are of steel frame construction with an insulated metal deck roof incorporating 10% perspex roof lights
- Offices are 581 sq. ft. and fitted out to a high standard

Accommodation

UNIT NUMBER	SQ FT
Unit A5	2,140
Unit A6	2,140
Unit A2	2,206
Unit A8	2,206

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

Building Energy Rating

UNIT	RATING	CERTIFICATE NO.
Unit A5	D2	800187445
Unit A6	C1	800187890
Unit A2	D2	800187437
Unit A8	D1	800187460

Terms and Rent

- Available to Let under flexible new lease
- Rent on application