



# To Let

## 'Ready-to-Go' Light Industrial Unit

- Light industrial unit in a highly sought suburban location
- Established and secure business park environment
- Excellent access to the N11 and M50 Motorway
- One roller shutter door to the front
- Suitable for wide variety of uses

### Unit 9 Adelaide Court

Albert Road, Glenageary, A96 A244

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**1,760 sq ft**

163.51 sq m

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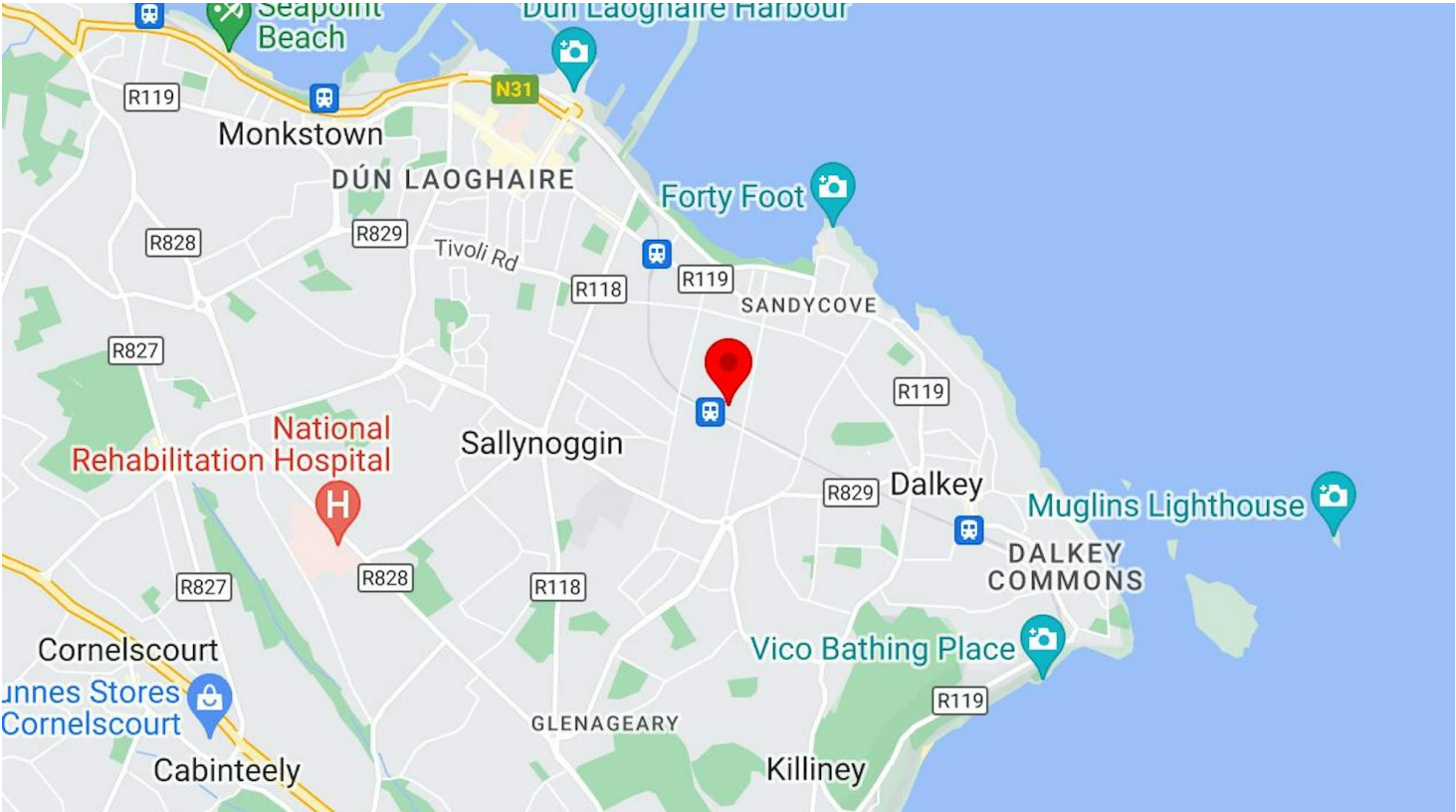
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**BER E2**

# Unit 9 Adelaide Court

Albert Road, Glenageary, A96 A244



## Summary

Rent	€30,000 per annum
BER	E2

## Location

Approximately 11km south east of Dublin's City Centre  
Situated on Adelaide Road Lower which is accessed via Glashule Road or Upper Glenageary Road  
Excellent access to the Stillorgan dual carriageway (N11) and the M50 motorway  
Sought after South East Dublin location

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	956	88.82
Ground - Warehouse WC	56	5.20
Ground - Office	748	69.49
<b>Total</b>	<b>1,760</b>	<b>163.51</b>

## Description

Terraced light industrial unit  
Concrete block construction supporting a corrugated metal deck roof  
One roller shutter door to the front  
Office accommodation includes carpeted covered concrete floors, plastered and painted walls, perimeter trunking wired for power and data, electric storage heating, suspended ceilings incorporating acoustic ceiling tiles and recessed lighting.

## Viewings

Strictly by prior appointment with sole agent JLL

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