

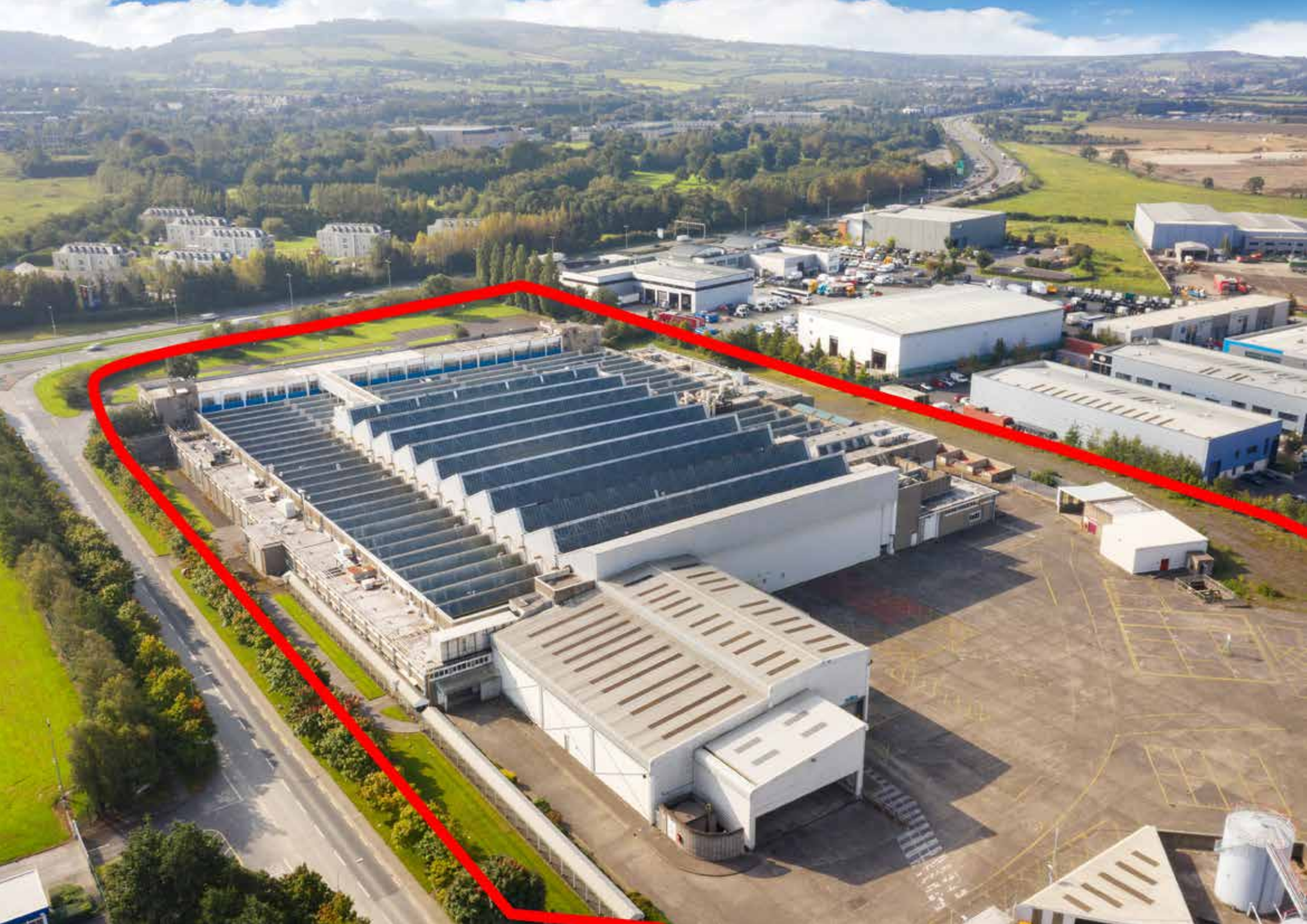


Lisney

TOLLET

**PROMINENT HQ WAREHOUSE
& OFFICE FACILITY,
NAAS ROAD, SAGGART, CO. DUBLIN**

BER B3

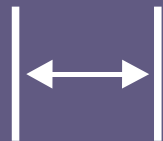


HIGHLIGHTS

- ◆ Situated adjacent to the N7 (Naas Road) Ireland's Premier Logistics Location
- ◆ Warehouse accommodation extending to 17,500 sqm
- ◆ 3 Storey offices to the front extending to 3,072 sqm
- ◆ 5 Dock-levellers to be retrofitted
- ◆ Generous marshalling / service yard
- ◆ Excellent car parking provision



CLEAR INTERNAL HEIGHT
5M-10M



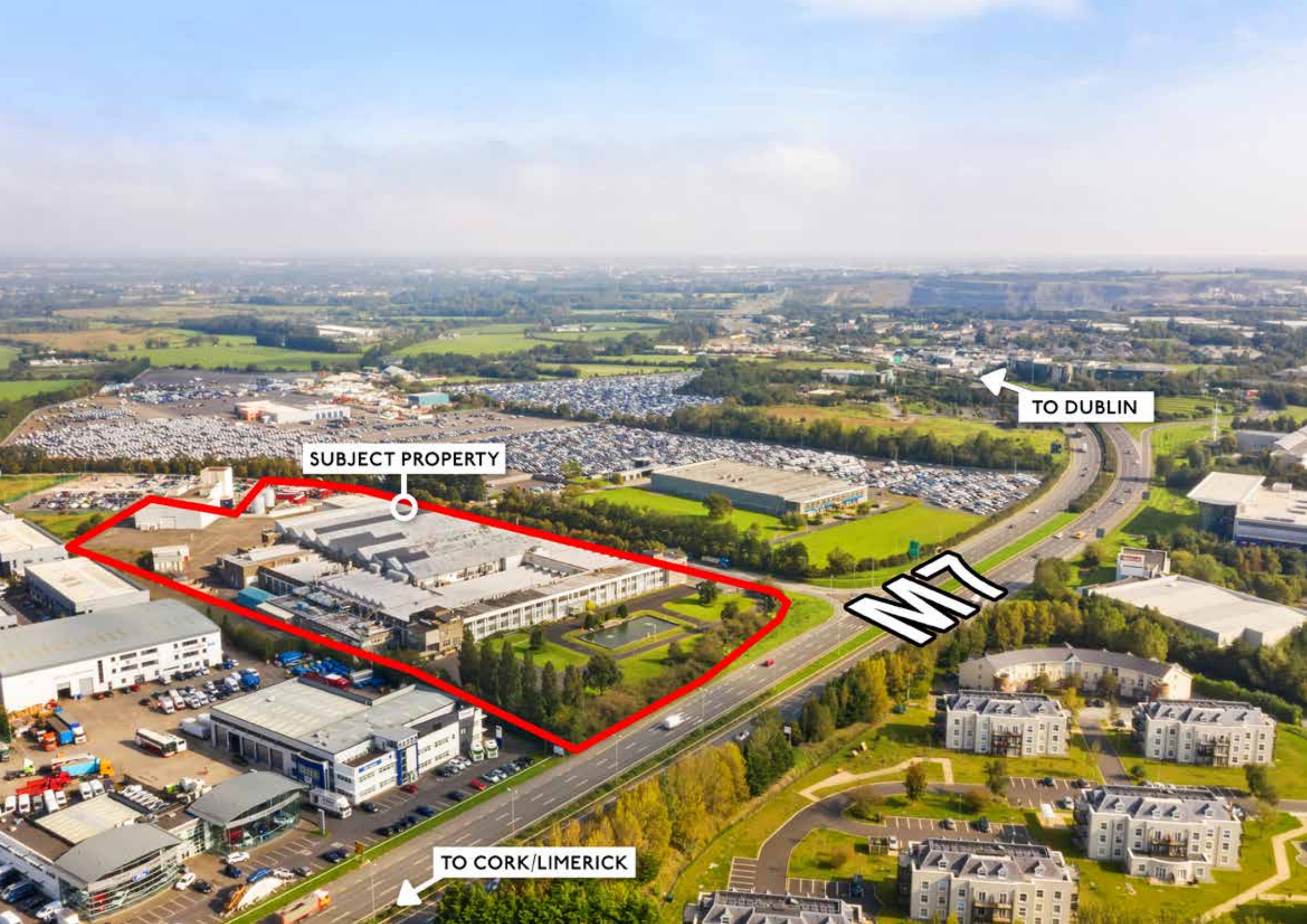
YARD DEPTH
40m+



DOCK LEVELLERS
5



AMPLE HGV
& CAR PARKING



SUBJECT PROPERTY

TO DUBLIN

TO CORK/LIMERICK

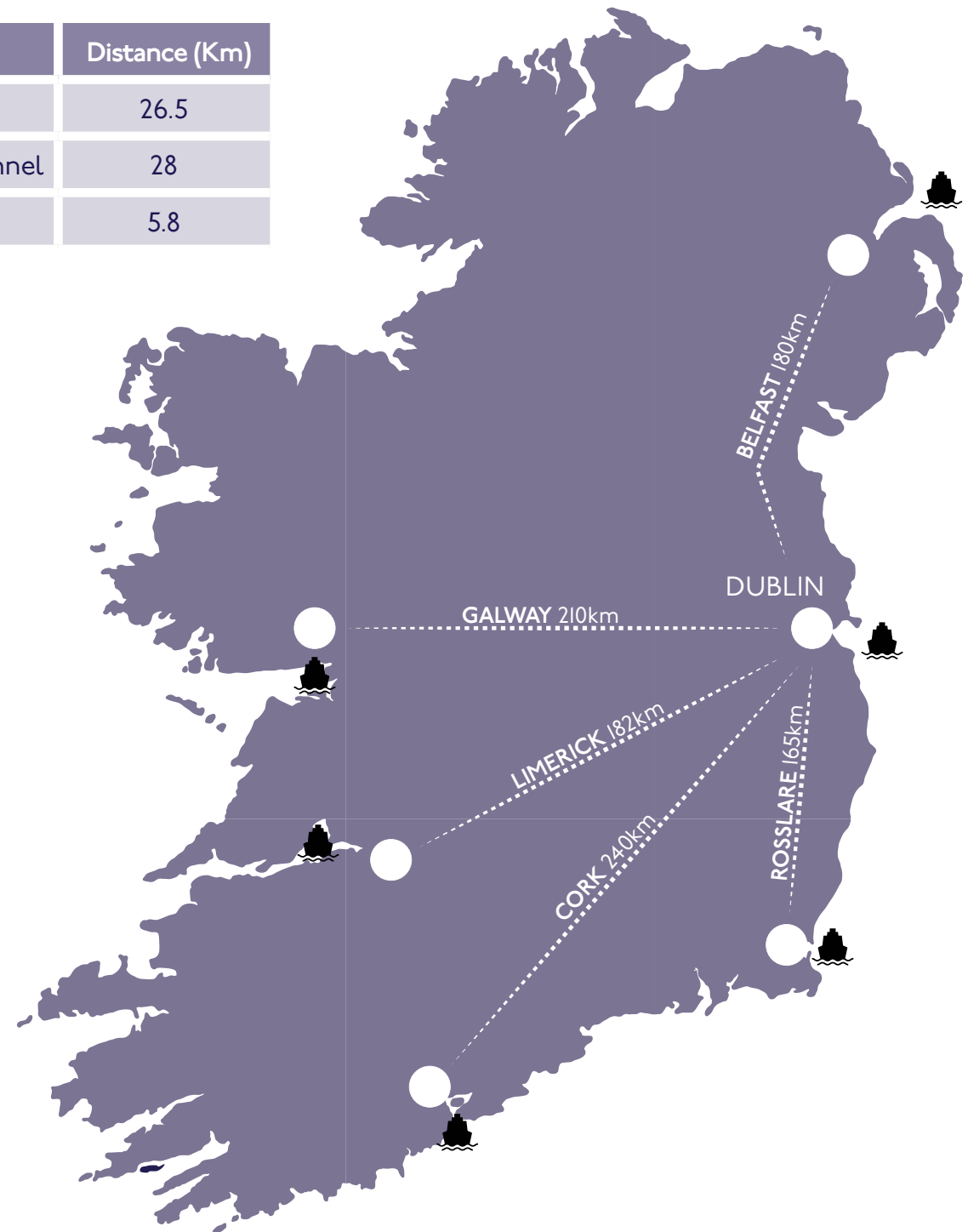
M7

LOCATION

The property is well located on the Naas Road at Saggart and occupies a prominent corner position and extensive frontage to the access road to Baldonnell Business Park. The Naas Road carries a large volume of passing vehicular traffic and is one of the most accessible routes to the south and west of the country. The property is situated close to the Outer Ring Road at the Kingswood junction, which links Tallaght with the N4 Galway Road.

There are several high-profile occupiers in the immediate vicinity to include MJ Flood, Saab/Seat and DAF. The property is also situated close to Citywest Business Park, Citywest Shopping Centre, Citywest Hotel, the LUAS Red Line at Saggart, Independent News and Media and many other major companies.

Destination	Distance (Km)
Dublin Airport	26.5
Dublin Port Tunnel	28
M50 J9	5.8



DESCRIPTION

- ◆ The main warehouse section extends to 17,500 sqm and provides a mix of high and low bay industrial accommodation
- ◆ The central section benefits from a 'north light' roof, incorporating glazed panels and an increased clear internal height of 5m - 10m
- ◆ The production areas include sealed, power floated concrete floor and concrete block infill walls to full height
- ◆ The office building at the front of the property comprises a 3-storey structure which offers extensive part refurbished and modernised accommodation
- ◆ The three storey offices to the front are finished with plastered and painted walls suspended ceiling tiles, fluorescent lighting, and carpeted floors
- ◆ In addition, there are a number of ancillary buildings including a bespoke aircraft engine testing facility of reinforced concrete construction



SERVICES

- ♦ Minimum potential load currently 1008kW
- ♦ Existing natural gas mains on the eastern side of the subject site.
- ♦ Water and sewerage mains connections.

ACCOMODATION

Description	Sqm
Warehouse	17,500
3 Storey Offices	3,072
Total	20,572

RENT

On Application

LEASE

Available on a medium to long term lease.

BER

B3.

574.67 kWh/m²/yr





**PROMINENT HQ WAREHOUSE
& OFFICE FACILITY,
NAAS ROAD, SAGGART, CO. DUBLIN**

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FURTHER INFORMATION \ VIEWING

For further information or to organise a viewing,
please contact the sole selling letting agent Lisney.

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