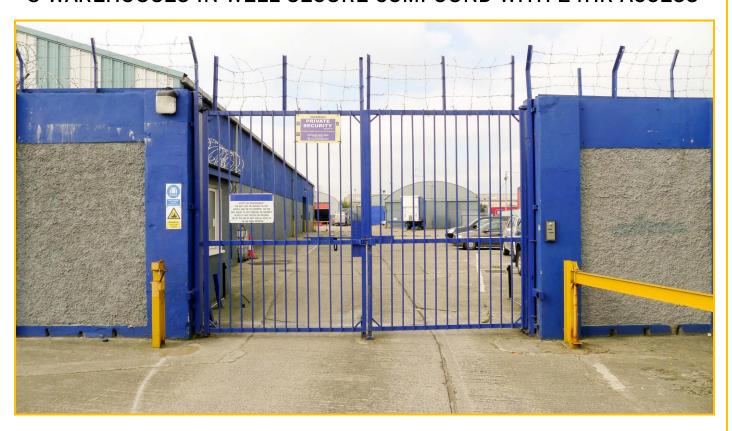


## TO LET

# BLUEBELL INDUSTRIAL ESTATE, DUBLIN 12

### 3 WAREHOUSES IN WELL SECURE COMPOUND WITH 24HR ACCESS



- Superb secure warehouses located on Bluebell Avenue, just off Kylemore Road.
  - Adjacent to Naas Road, it is also close to the M50 Junction 9 (Redcow) and within close proximity to the City Centre.
    - 3 Separate Units 7,3000 sq. ft., 9325 sq. ft. and 14,600 sq.ft
      - Short Term Lets from 6 months considered.



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#### Warehouse B

- This Seven bay steel frame structure with concrete block walls to eaves and single sheeted roof. c.
   7,300 sq.ft (c.678 sq. m) with side roller shutter
- Min eaves height of c. 5.8m and max of c.7.8m.
- €5.50 per sq ft INCLUSIVE of Rates, Building Insurance and Electricity, or €40,150.00 PA
   (€4.50 per sq.ft Effective Rent)

#### Warehouse A

- This Seven bay steel frame structure with concrete block walls to eaves and single sheeted roof. c. 7,300 sq.ft (c.678 sq. m) with side roller shutter
- Min eaves height of c. 5.8m and max of c.7.8m
- €5.50 per sq ft INCLUSIVE of Rates, Building Insurance and Electricity, or €40,150.00 PA
   (€4.50 per sq.ft Effective Rent)



Warehouse A and B currently have a concrete wall dividing the two buildings, with and opening for passage.

Warehouse A and B can be Let as one or separately as required.



#### Warehouse C

- This is a steel frame warehouse with corrugated roof and concrete block walls c. 9,325 sq.ft(c.867 sq.m)
- Min eaves height of c.5.5m, and max of c.7.7m
- €5.50 per sq ft INCLUSIVE of Rates, Building Insurance and Electricity, or €40,150.00 PA
   (€4.50 per sq.ft Effective Rent)

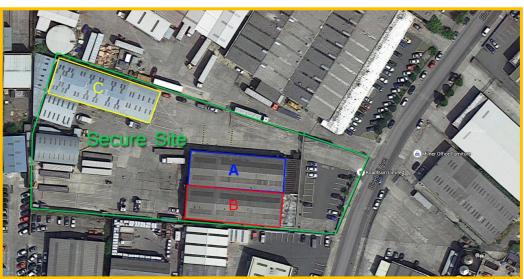
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<u>VIEWING:</u> Strictly by appointment



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