



To Let (Short Term)

Unit 403B Grants Drive, Greenogue Business Park, Rathcoole, Co Dublin D24 X2VA

Modern Semi-Detached High Quality Light Industrial/Warehouse Facility Extending to Approximately 9,960 Sq Ft

BER C2

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Location

- Sought after South West Dublin location host to numerous household names
- Greenogue Business Park is approximately 1.1 km from the Rathcoole interchange with the Naas Road (N7)
- This interchange is 8.5km south of the M7/M50 motorway junction which connects the M7 with the N4 and N81 Tallaght by-pass

Travel Times

	M50 Motorway Junction (N7)	–	8 mins
	M50 Motorway Junction (N4)	–	14 mins
	M50 Motorway Junction (M11)	–	30 mins
	Dublin Airport	–	22 mins
	Dublin Port Tunnel	–	27 mins
	Dublin City Centre	–	29 mins

Nearby Occupiers





Accommodation

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

	SQ FT
Warehouse - 9.93m	7,784
Warehouse - 7.20m	482
Staff Facilities and Offices	1,694
Total	9,960

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



Description

- Semi detached light industrial/warehouse facility of steel portal frame construction with a clear internal height of approximately 9.8 metres
- Concrete block walls to height of approximately 9.3 and 7.2 metres with insulated cladding above to roof level
- Attractive twin skin architectural elevations and twin skin insulated metal deck roof incorporating perspex roof lights
- Reinforced concrete floor to warehouse with power floated finish
- Quality two storey office building finished to include suspended ceilings incorporating recessed light fittings, plastered and painted walls, perimeter trunking with power and data points
- Two grade level loading doors



**Unit 403B Grants Drive
Greenogue Business Park
Rathcoole
Co Dublin D24 X2VA**

Terms

Available To Let under a new short term FRI lease

Rent

On Application

Viewing

Strictly by appointment only with the sole agents

Building Energy Rating

BER: C2

BER No: 800758005

EPI : 204.95 kwh/m²/yr

Enquiries

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