

To Let (By Assignment)

Unit 18 Park West Industrial Park, Nangor Road, Dublin 12



- Approximately 72,250 Sq Ft
- Prime Temperature Controlled Distribution Facility on a site of approximately 3.3 Acres
- Excellent location only minutes from N7 and M50
- Flexible lease terms





Location

- The property is situated on Park West Road within Park West Industrial Park which lies approximately 7.2km south west of Dublin city centre, adjacent to Junction 9 (Naas Road/N7) on M50 Motorway. The M50 connects the main arterial routes serving the country
- The Park is fully managed with 24 hour security and excellent public and private transport. Park West is located adjacent to the Cherry Orchard and Park West Railway Station near Dublin city centre. There are a number of Dublin Bus routes serving the Park and also a private shuttle bus service linking to the city centre and the nearby Kylemore LUAS stop
- Amenities are excellent and include coffee shop, restaurant, a selection of shops, a crèche and fitness centre
- Information on all aspects of the Park can be viewed on www.parkwest.ie

Description

- Purpose built temperature controlled distribution facility built in two & a half clear spans
- Concrete frame externally and food grade insulated panelling as external walls
- Compressor room and plant room to right side of building
- Maintenance garage to left side of building
- The warehouse is laid out in three main compartments comprising ambient, chill and frozen space. The chill compartment includes a small sub-compartment
- Clear internal height of the 3 main compartments is 9.2m
- Staging area in front of compartments
- Loading access via 12 automated dock levellers
- Quality three storey offices and staff facilities to front, these are fully fitted throughout
- Service yard areas fitted throughout
- Site is fenced, gated and secure with elaborate CCTV and security system installed
- On site truck fuelling facility



Accommodation

The approximate gross external floor area of the property is as follows:

	SQ FT
Warehouse Area - Clear Height	57,157
Warehouse Area - Sub-Mezzanine	904
Ground Floor Offices & Staff Facilities	2,424
First Floor Offices & Staff Facilities	3,369
Second Floor Offices & Staff Facilities	3,175
Plant Room & Compressor Room	2,573
Garage	2,648
Total	72,250

Site Area: 3.3 Acres

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

Lease Terms

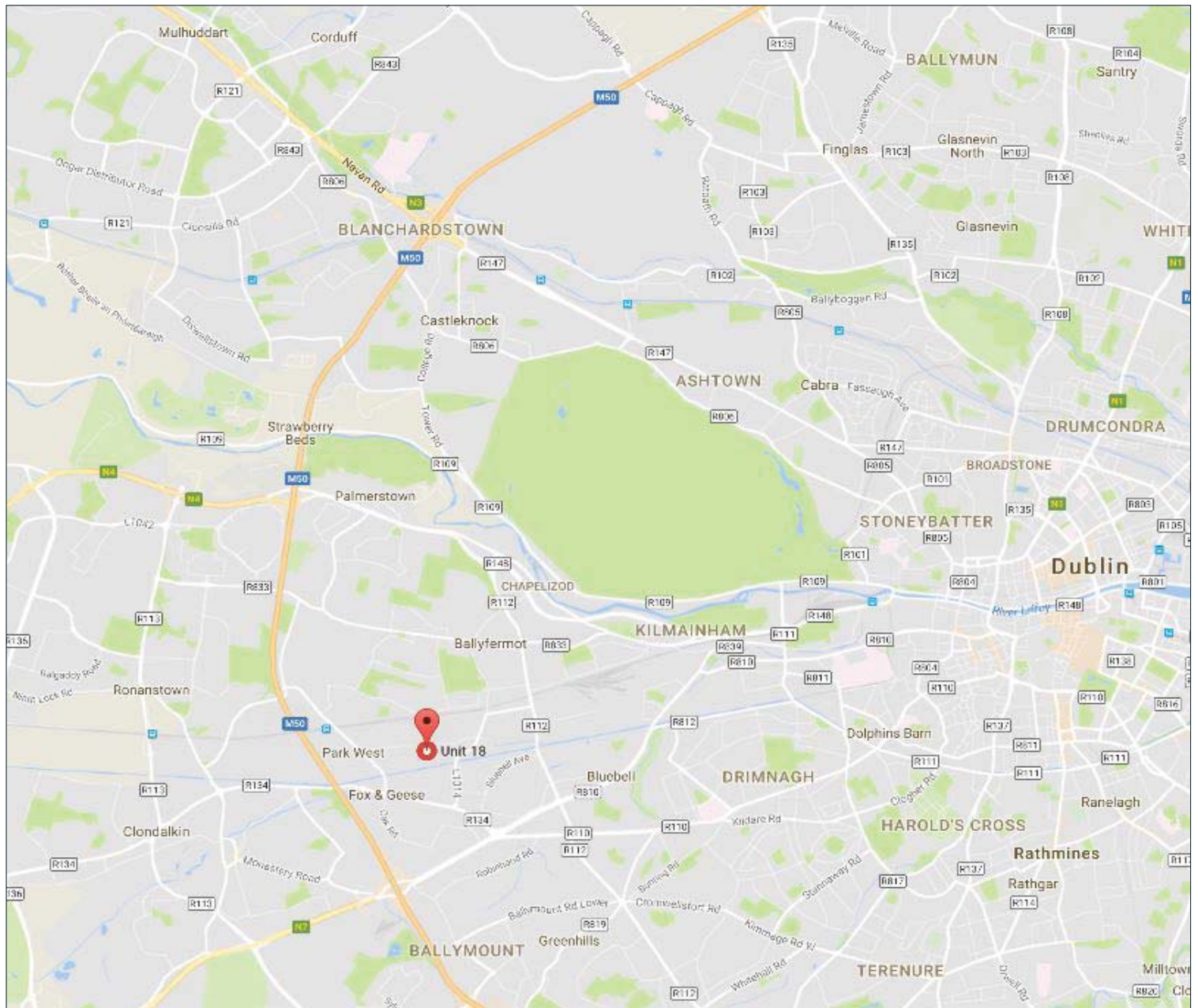
- The property is held under a 20 year lease from 1st April 2013. Rent reviews to market rent at the end of every 5th year on the assumption that the facility is a fully racked temperature controlled distribution facility
- There are break options in the Tenants favour at the expiration of the 10th (31 March 2023) or 15th (31 March 2028) year of the term subject to 9 months written notice
- Current annual rent payable is €515,000 per annum (€7.13 per sq ft) and the Tenant is responsible for all outgoings and utilities
- The lease is on a full repairing covenant basis, subject to a Schedule of Condition

Building Energy Rating

BER: B2
 BER No: 800134454
 EPI: 201 KWh/m2/yr

Services

- All mains services are available including 3 phase power
- 43 electrical plug in points for vehicles



For further information or inspections please contact:

Nigel Healy
01 673 1600
nigel.healy@eu.jll.com

Cathal Morley
01 673 1600
cathal.morley@eu.jll.com



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