



To Let

Light Industrial Unit Extending to Approximately 4,360 Sq Ft

- Modern detached industrial unit
- 3.5km from the Naas Road (N7) M50 Interchange at Junction 9
- 9km from Dublin City Centre
- 2km from Kylemore Luas Station
- Established occupiers in the area include An Post, DHL and Harris Commercials

Unit 1C
Western Industrial Estate
Naas Road
Dublin 12
D12 XAH3



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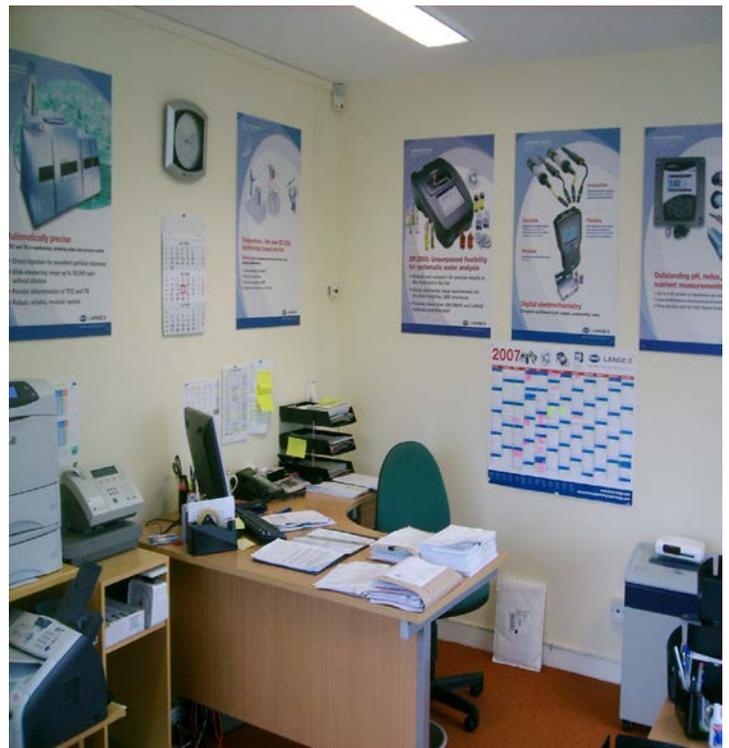
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PRSA Licence: 002273





Location

- Located within Western Industrial Estate, just 1.5 km from the Naas Road (N7) M50 Interchange at Junction 9
- In close proximity to the Nangor Road

Description

- Modern industrial unit incorporating two storey office accommodation
- Steel portal frame
- Roller shutter doors provided to the side elevation
- Eaves headroom 5.8 m
- Twin skin metal deck roof
- Reinforced concrete floor with power floated finish

Accommodation

GEA	SQ FT
Warehouse	3,190
2 Storey Offices	1,170
Total	4,360

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

Terms and Rent

- Available to Let under a flexible new lease
- Rent on application

Building Energy Rating

BER: E1

BER No: 800657983

EPI: 473.6 kWh/m²/yr