



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



Ronan McNamara
01 673 1600
ronan.mcnamara@eu.jll.com

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

DISCLAIMER

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

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

