



To Let

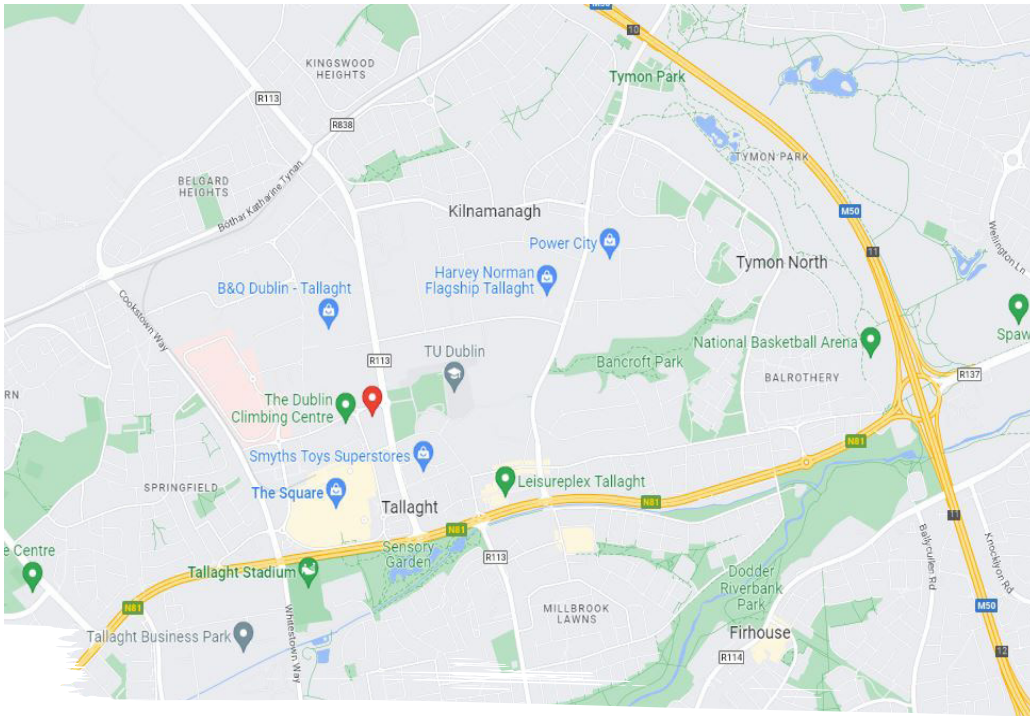
Belgard House, Belgard Road, Tallaght, Dublin 24 D24 YA3W
103,755 Sq Ft on a site of approximately 1.46 Ha (3.6 Acres)

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BER D1











Location

- The subject property is located in the heart of Tallaght on Belgard Square North
- The site is immediately north of the Square Shopping Centre with South Dublin County Council offices to the south and Tallaght Hospital to the west within approx. 400m
- The property is approx. 800m from the N81, 3.1km from the N7 at Newlands Cross, and approximately 3km from the N81/M50 Motorway (Junction 11) providing easy access to all arterial routes including the N7, M4, M3 and M1 Belfast corridor in addition to the Dublin Port Tunnel
- There is excellent transport to and from the city centre through the Square LUAS stop which is approx. 500m from the property

Travel Times

	M50 Motorway Junction 10	–	6 mins
	M50 Motorway Junction 11 (N7)	–	7 mins
	M50 Motorway Junction 9 (N7)	–	8 mins
	Dublin Airport	–	19 mins
	Dublin Port Tunnel	–	18 mins
	Dublin City Centre	–	28 mins



Description

- The property comprises a detached industrial facility and a three storey office facility extending to a total of approximately 101,007 sq ft on a site of approximately 1.46 ha (3.6 acres)
- The warehouse has a concrete floor with a metal deck roof with a clear internal height of approximately 9m
- Loading to the property is provided on the west of the building through 2 dock level doors and 8 grade level doors
- The ground and first floor have been converted to be used for storage

Accommodation

	SQ FT
Ground Floor Warehouse	63,396
First Floor Warehouse	1,840
Ground Floor Storage	11,736
First Floor Storage	13,148
Second Floor Office	13,635
Total	103,755

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



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Services

- All main services available and 3 phase power
- High bay lighting to the warehouse
- Fire alarm system

Rent

On application

Terms

Available To Let under a new lease between 3 and 5 years

Viewing

Strictly by appointment only with the sole agent

Building Energy Rating

BER: D1

BER No: 8 00842924

EPI : 414.54 kwh/m²/yr



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Enquiries

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