



# For Sale / To Let

**Light Industrial Unit Extending to Approximately  
3,512 Sq Ft**

- Excellent access to the N7 Motorway which links Dublin and Naas
- Loading facilities are provided by way of one roller shutter door
- Eaves height of approximately 6 m
- Two storey office accommodation to the front

**Units 16/17 Block P  
Greenogue Business Park  
Rathcoole  
Co Dublin**



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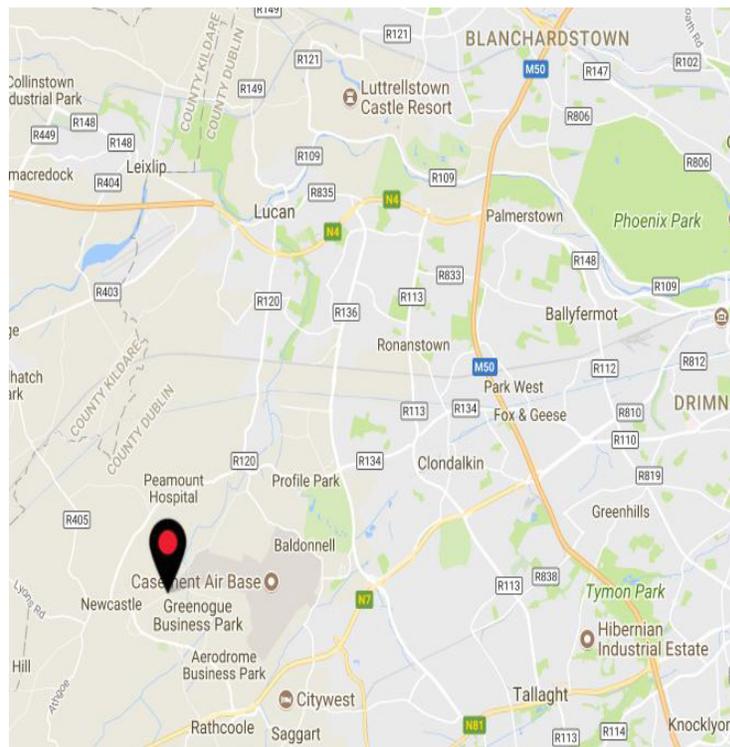
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PSP Licence No: 002273





## Location

- Greenogue Industrial Estate is approximately 2 km from the Naas Road and accessed by way of the R120
- It is located 3 km from the Kingswood Interchange linking the N7 with the Nangor Road and 7 km from the M50 motorway providing easy access to all arterial routes around Dublin City

## Description

- Modern mid-terrace industrial unit plus 2 storey office accommodation, ample car parking and roller shutter door
- Insulated metal deck roofing and cladding supported on a pre-cast concrete frame
- 6 m clear internal warehouse height
- UPVC double glazed throughout with security shutters on ground floor

## Accommodation

|                  | SQ FT        |
|------------------|--------------|
| Warehouse        | 2,882        |
| 2 Storey Offices | 630          |
| <b>Total</b>     | <b>3,512</b> |
| Mezzanine        | 2,749        |

## Building Energy Rating

BER: C3

BER No: 800162521

EPI: 249.29 kWh/m<sup>2</sup>/yr

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

## Terms

- Available For Sale or To Let
- Price/Rent on application

