

## Office To Let

High Profile Office/Showroom,  
Red Cow Roundabout, Naas Road, Dublin 12



- Modern, detached three storey office/showroom unit of approx. 1,230 sq.m (13,240 sq.ft) with self-contained, secure site of approx. 0.24 hectares (0.60 acres) incorporating 55 designated car parking spaces.
- Situated on Ballymount Road with extensive direct profile onto the N7 and J9 on the M50.
- Includes workshop area of approx. 92 sq.m (1,000 sq.ft) with loading access via one automated ground level door.







## Location

The property is situated opposite Moran Red Cow Hotel on Ballymount Road just off the Red Cow Roundabout which provides access to all of the main arterial routes to and from Dublin. The property is situated approx. 7 km from Dublin city centre and has the benefit of high profile frontage onto the N7 and J9 on the M50.

## Description

### Offices

- Detached, three storey, feature design building
- Painted and plastered walls
- Suspended ceilings with recessed fluorescent lights
- Gas fired heating
- Passenger lift
- Perimeter trunking
- Carpeted and tile covered floors
- Double glazed PVC windows
- Toilets
- Canteen

### Workshop

- Full height concrete block walls
- Sealed concrete floor
- 1 ground level roller shutter door
- Mix of high bay sodium and fluorescent strip lighting
- Gas fired heating
- Wall mounted sockets

## Accommodation

Approx. gross internal floor areas (as scaled from plans)

Offices and Showroom	Sq. m.
Ground Floor Offices and Showroom	436
First Floor Offices	358
Second Floor Offices	436
<b>Total</b>	<b>1,230</b>

The boundaries comprise blockwork with fencing above and there is one vehicular entrance. Site area is approx. 0.24 hectares (0.60 acres) and these are 55 designated car parking spaces. Intending tenants must satisfy themselves as to the accuracy of the floor and site areas referred to above.

## Services

We understand that all mains services including 3 phase power are provided and connected to the property.

## Rates

The rateable valuation of the property is €106,500. The rates payable for 2018 are €29,074.50.

## Inspections

All inspections are strictly by appointment through Savills.

## Rent

On application

## BER Details

BER Rating: D1  
BER No. 800495657  
Energy Performance Indicator: 588.47 kWh/m<sup>2</sup>/yr

## Further Information

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## For further information or to arrange a viewing please contact:

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