



To Let

'Ready-to-Go' Light Industrial Unit

- Light industrial unit in a highly sought suburban location
- Established and secure business park environment
- Excellent access to the N11 and M50 Motorway
- One roller shutter door to the front
- Suitable for wide variety of uses

Unit 9 Adelaide Court

Albert Road, Glenageary, A96 A244

1,760 sq ft

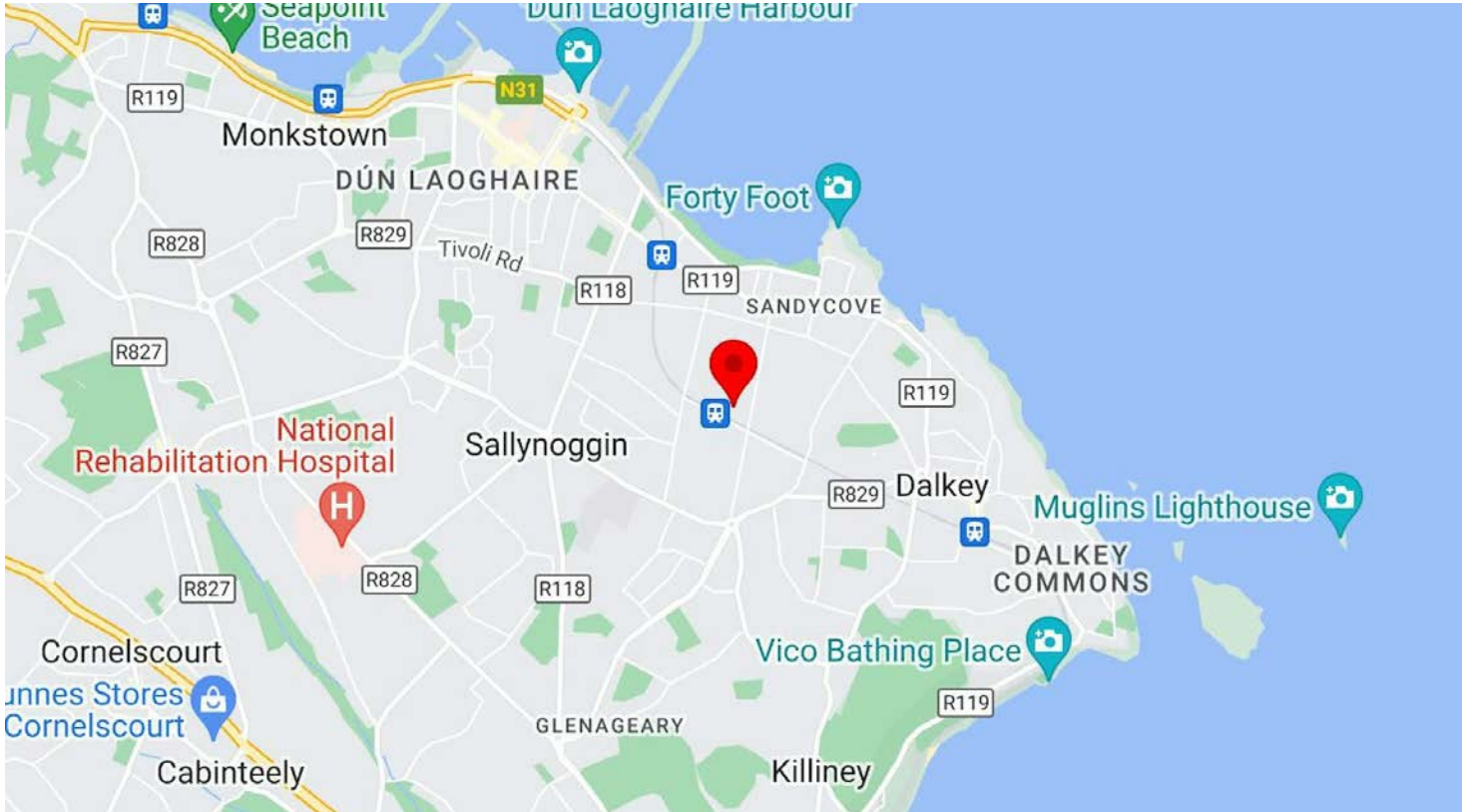
163.51 sq m

Reference: #216689

BER **E2**

Unit 9 Adelaide Court

Albert Road, Glenageary, A96 A244



Summary

| | |
|------|-------------------|
| Rent | €30,000 per annum |
| BER | E2 |

Location

Approximately 11km south east of Dublin's City Centre
Situated on Adelaide Road Lower which is accessed via Glashule Road or Upper Glenageary Road
Excellent access to the Stillorgan dual carriageway (N11) and the M50 motorway
Sought after South East Dublin location

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------------------|--------------|---------------|
| Ground - Warehouse | 956 | 88.82 |
| Ground - Warehouse WC | 56 | 5.20 |
| Ground - Office | 748 | 69.49 |
| Total | 1,760 | 163.51 |

Description

Terraced light industrial unit
Concrete block construction supporting a corrugated metal deck roof
One roller shutter door to the front
Office accommodation includes carpeted covered concrete floors, plastered and painted walls, perimeter trunking wired for power and data, electric storage heating, suspended ceilings incorporating acoustic ceiling tiles and recessed lighting.

Viewings

Strictly by prior appointment with sole agent JLL

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