

UNIT 526 GREENOGUE BUSINESS PARK, RATHCOOLE, CO. DUBLIN

FOR SALE • MODERN DETACHED INDUSTRIAL FACILITY • EXTENDING TO APPROX. 3,927 SQ. M. (42,265 SQ. FT.)



UNIT 526
GREENOGUE BUSINESS PARK,
RATHCOOLE,
CO. DUBLIN

Modern detached industrial facility extending to approx. 3,926 sq. m (42,265 sq. ft.)

Attractive specification incorporating a clear internal eaves height of approx. 9.5 metres with 4 standard grade loading doors.

Situated within an established commercial location in southwest Dublin benefitting from ease of access to M50 & M7 (Naas Road).

Location

The property is situated within Greenogue Industrial Estate, Rathcoole, Co. Dublin. Greenogue Industrial Estate, along with the adjoining Aerodrome Business Park, is a substantial business park located approx. 2.0 kms from the M7 Motorway at Exit 4 Rathcoole and approx. 10.0 kms from the M50 Motorway at Junction 9 Red Cow.

The estate is accessed via the R120 Newcastle Road a short distance from Newcastle Village. The subject property is situated to the northwestern end of the estate at the junction of College Road and Grants Road.

The immediate area is an important industrial and logistics hub providing easy accessibility to the national road network on the N7, which is the main Dublin-Limerick/Cork route. Notable occupiers within the immediate area include Zeus Packaging, PRL Group, Uniphar, Lucey Transport and HSS Hire.



UNIT 526
 GREENOGUE BUSINESS PARK,
 RATHCOOLE,
 CO. DUBLIN

Description

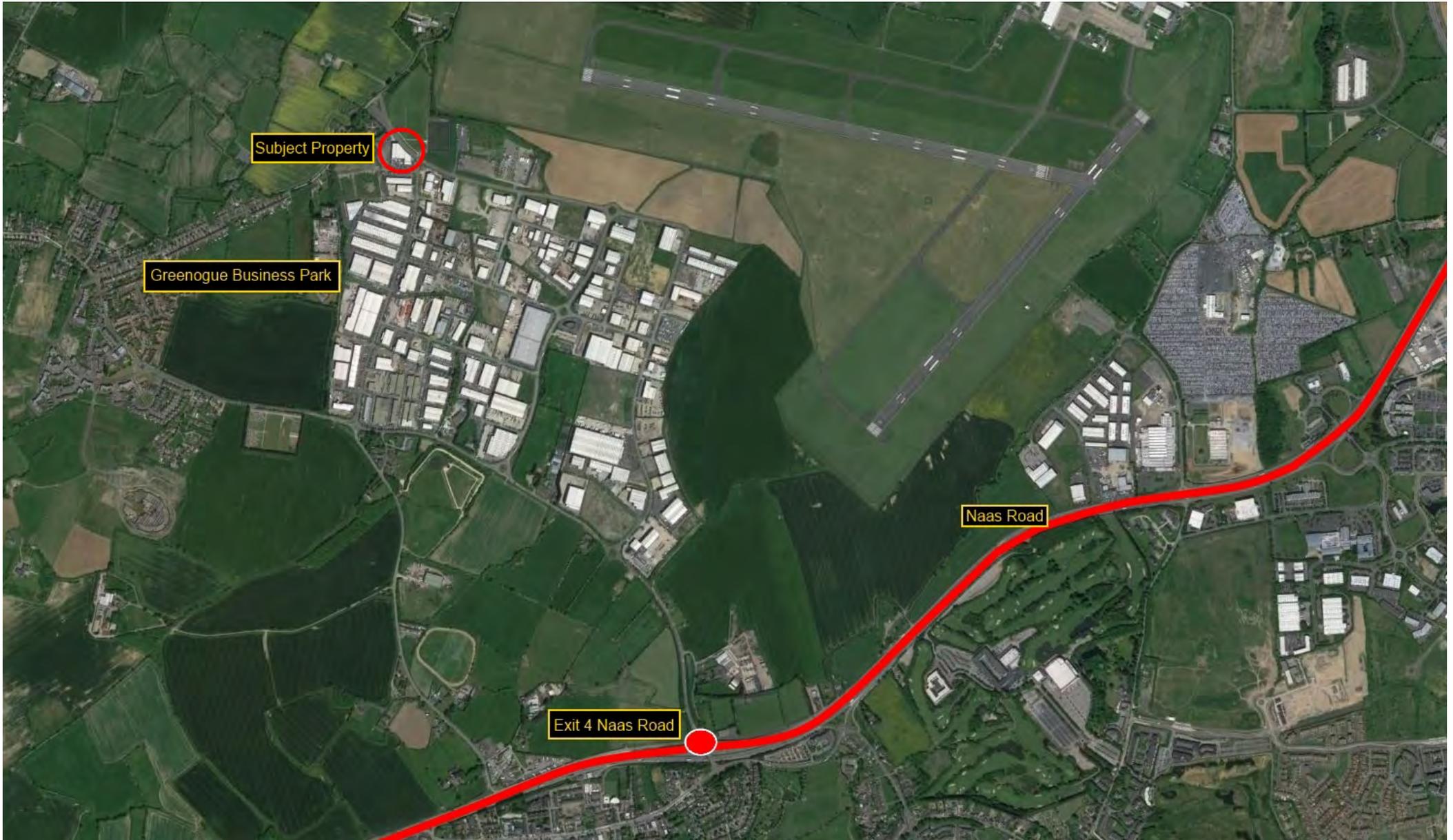
- The property comprises a modern detached industrial facility extending to approx. 3,926 sq m (42,265 sq. ft.) and which is currently laid out to facilitate three distinct warehouse sections and three storey office accommodation to the front elevation.
- The building is of steel frame construction with concrete block infill walls to 2.4 metres and finished externally with an insulated metal clad façade and feature composite panel and glazed faced to the reception/office accommodation.
- The entire is covered with a double skin insulated metal deck roof incorporating perspex roof panels.
- Clear internal eaves height of approx. 9.5 metres.
- Loading access is via 4 standard grade access doors to the front elevation.
- 3 phase power.
- Feature Reception and three storey offices situated to the front elevation.
- Modern office specification incorporating suspended ceilings with recessed lighting, plastered and painted walls, perimeter trunking, gas fired central heating and carpet floor coverings throughout.
- Air conditioning and 8 person lift to office accommodation.
- Staff/customer car parking situated to the front elevation.
- Fully enclosed secure site.

Accommodation

Description	Size (Sq. M.)	Size (Sq. Ft.)
Warehouse	2,550.61	27,455
Ground Floor Offices	364.07	3,919
First Floor Offices	482.38	5,192
Second Floor Offices	529.47	5,699
Total	3,926.53	42,265

N.B. Please note that we have measured the subject property on a Gross External Area Basis (GEA) in accordance with the Measuring Practice Guidance Notes prepared by the RICS/SCSI.





Contact:

JP McDonagh
jp.mcdonagh@ie.knightfrank.com

01 634 2466

20/21 Upper Pembroke
Street, Dublin 2

Evan Lonergan

evan.lonergan@ie.knightfrank.com

For Sale on behalf of
Anne O'Dwyer, Receiver

DUFF & PHELPS



BER DETAILS
BER REFERENCE NO: 800560765
BER RATING 428.4 kWh/m²/yr

Conditions to be noted: These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only, they are given in good faith & believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) & all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither Knight Frank or any of their employees have any authority to make or give any representation or warranty in respect of this property. Knight Frank, Registered in Ireland No. 385044, PSR Reg. No. 001266.