



For Sale/ To Let

Clonsaugh Business and Technology Park, Clonsaugh, Dublin 17

- 7,277 M² (78,330 Sq Ft)
- Detached production and office building in established landscaped environment
- Strategically located on the north side of Dublin City, east of the M1 motorway and a short distance from the M50 intersection
- Substantial secure yard
- Established business location with adjacent occupiers including Amazon, GE Abrasives, Brinks and O2



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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

LOCATION

- Clonshaugh Business and Technology Park is an IDA managed business environment located approximately 6km north of Dublin's city centre and 3km south of Dublin Airport
- There is easy access to both the Dublin Port Tunnel and to the M50 via its interchange with the M1

DESCRIPTION

- Detached office and production facility of steel frame construction incorporating concrete block infill walls to full height
- Mineral felt roof overlaid on a metal decking supported on a steel truss frame
- Two electronically operated grade level loading doors on the western elevation
- Clear height approximately 5.9 metres
- Reinforced concrete floor with dust proof finish
- Large secure yard - approximately 40 metres in depth
- Two storey office accommodation fitted to the front elevation generally of plastered and painted walls, suspended ceilings with a mixture of recessed and proud mounted fluorescent lighting

ACCOMMODATION

The gross external floor areas are as follows:

	SQ.M	SQ FT
Warehouse	6,577	70,795 *
2 Storey Offices	700	7,535
Total	7,277	78,330
Pump House/ Switch Room	141	1,518

* Includes demountable internal offices of approx. 565 m² (6,082 sq ft)

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

SERVICES

- All mains services are available including 3 phase power
- High bay lighting provided to the warehouse area
- Sprinkler system installed throughout the office and warehouse
- Heating in the warehouse is an oil fired blow air system with oil fired radiators provided to the offices

TERMS

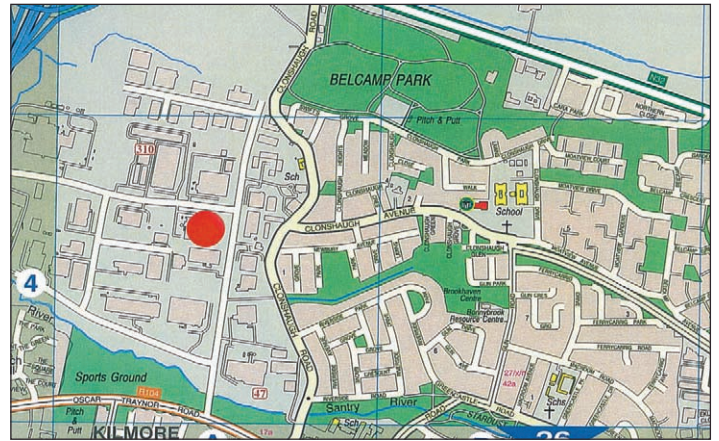
- For Sale with Vacant Possession
- A Lease may also be considered
- Flexible lease/acquisition terms

PRICE/ RENT

On application

DISCLAIMER

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