



# To Let

**BER E2**

## Unit 2B Deansgrange Business Park, Blackrock, Co Dublin

- 13,302 sq ft
- Superb sought after south side location a short distance from Blackrock, Dun Laoghaire and Stillorgan
- Excellent provision of public transport facilities including 3 bus routes to the city centre and links to nearby Dart station
- Excellent access to the Stillorgan dual carriageway (N11) and to the M50.

**01 6731600**

jll.ie

**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT**

Cathal Morley

Email: [cathal.morley@eu.jll.com](mailto:cathal.morley@eu.jll.com)

Tel: +353 1 6731615

Nigel Healy

Email: [nigel.healy@eu.jll.com](mailto:nigel.healy@eu.jll.com)

Tel: +353 1 6731635

**SERVICES**

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

## LOCATION

- Approximately 9km south east of Dublin city centre
- Situated close to the junction of Kill Lane, Clonkeen Road, approx. 5 minutes south of Blackrock Village and 5km west of Dun Laoghaire Port and Harbour
- Located within established suburban areas providing operators with a deep labour pool
- Excellent access to the Stillorgan dual carriageway (N11) to the M50 Southern Cross Route
- Sought after south Dublin location

## DESCRIPTION

- Mid terraced business unit providing a clear span warehouse of concrete frame construction
- Integrated two storey offices within the warehouse area
- Car parking and loading area provided to the front of the facility
- Secure managed business park environment
- 5.5 metres clear internal warehouse height

## ACCOMMODATION

The approximate gross external floor area of the property is as follows:

FLOOR	SQ FT
Offices	3,171
Warehouse	10,131
<b>Total</b>	<b>13,302</b>

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

## SERVICES

All main services are available to include 3 phase power and telephone lines

## BUILDING ENERGY RATING

- BER: E2
- BER No. 800179335
- EPI: 628.05 kWh/m<sup>2</sup>/yr

## TERMS

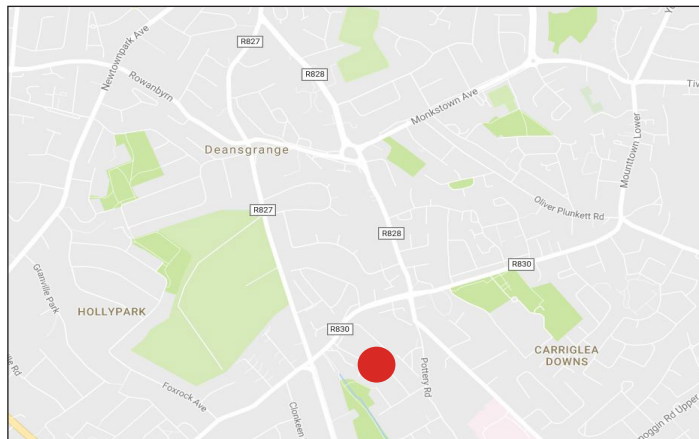
Available to Let under the terms of a new long lease

## RENT

On application

## VIEWING

Strictly by prior appointment



**Cathal Morley**  
cathal.morley@eu.jll.com  
Tel: +353 1 673 1615  
**Nigel Healy**  
nigel.healy@eu.jll.com  
Tel: +353 1 6731635

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