



No. 13
Veterinary
Ireland

14 THE COURTYARD
KILCABERY BUSINESS PARK
GRANGE CASTLE | DUBLIN 22 | D22 AX86

LOCATION

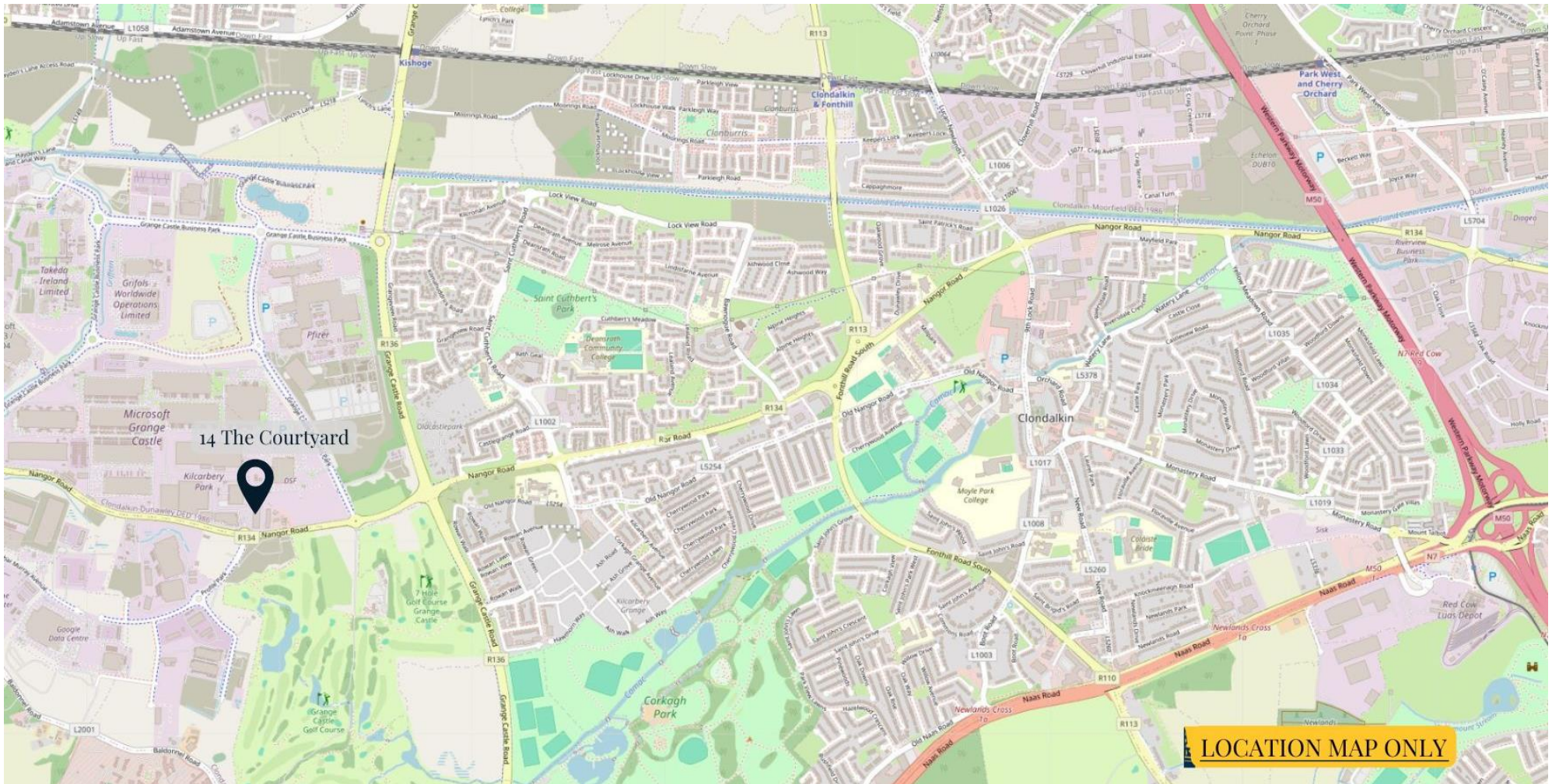
No. 14 The Courtyard is situated within Kilcarbery Business Park, a modern commercial development located off the Nangor Road in Dublin 22, within the established Grange Castle commercial and industrial district. This area has developed into one of Dublin's employment hubs, hosting a range of high-profile multinational occupiers across the technology, pharmaceutical and logistics sectors.

The property benefits from excellent road connectivity, with immediate access to the R134 (New Nangor Road), which links directly to the N7 (Naas Road) and provides convenient access to the M50 motorway network. Dublin City Centre is approximately 14 km to the east, while Dublin Airport is readily accessible via the M50.



Public transport services are available along the Nangor Road, with additional connectivity via nearby rail stations at Clondalkin/ Fonthill and Adamstown. The surrounding area is well serviced by local amenities, with Clondalkin Village and Liffey Valley Shopping Centre both within a short drive, together with a range of retail, food and service offerings.

Overall, the location combines strong transport infrastructure with proximity to a substantial employment base, making it a well-established and accessible commercial setting within West Dublin.



DESCRIPTION

The property comprises a modern two-storey commercial office unit, extending to approximately 210 sq. mt. / 2,260 sq. ft., with the benefit of 7 designated car parking spaces, located within the well-established and convenient Kilcarbery Business Park.

The accommodation is laid out over two floors, with the ground floor comprising an entrance hall, coffee dock/ kitchenette and W.C.

There is a large open plan office area incorporating a glazed partitioned boardroom and separate meeting room. The layout at this level offers a good balance of open plan and private workspace.

The first floor comprises a shower room, kitchen area, open plan office space and five separate offices, providing a flexible mix of accommodation suitable for a range of occupiers.



The unit is presented in excellent condition throughout and benefits from a well-considered layout which would suit a variety of office or commercial uses. Externally, the property benefits from two access points to the front, including a pedestrian entrance to the main hallway and double doors providing direct access to the principal ground floor office area.

Overall, the unit offers a modern, well-located office opportunity within a highly regarded commercial park in West Dublin.













FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
€495,000

BER:
TBC

AGENT:

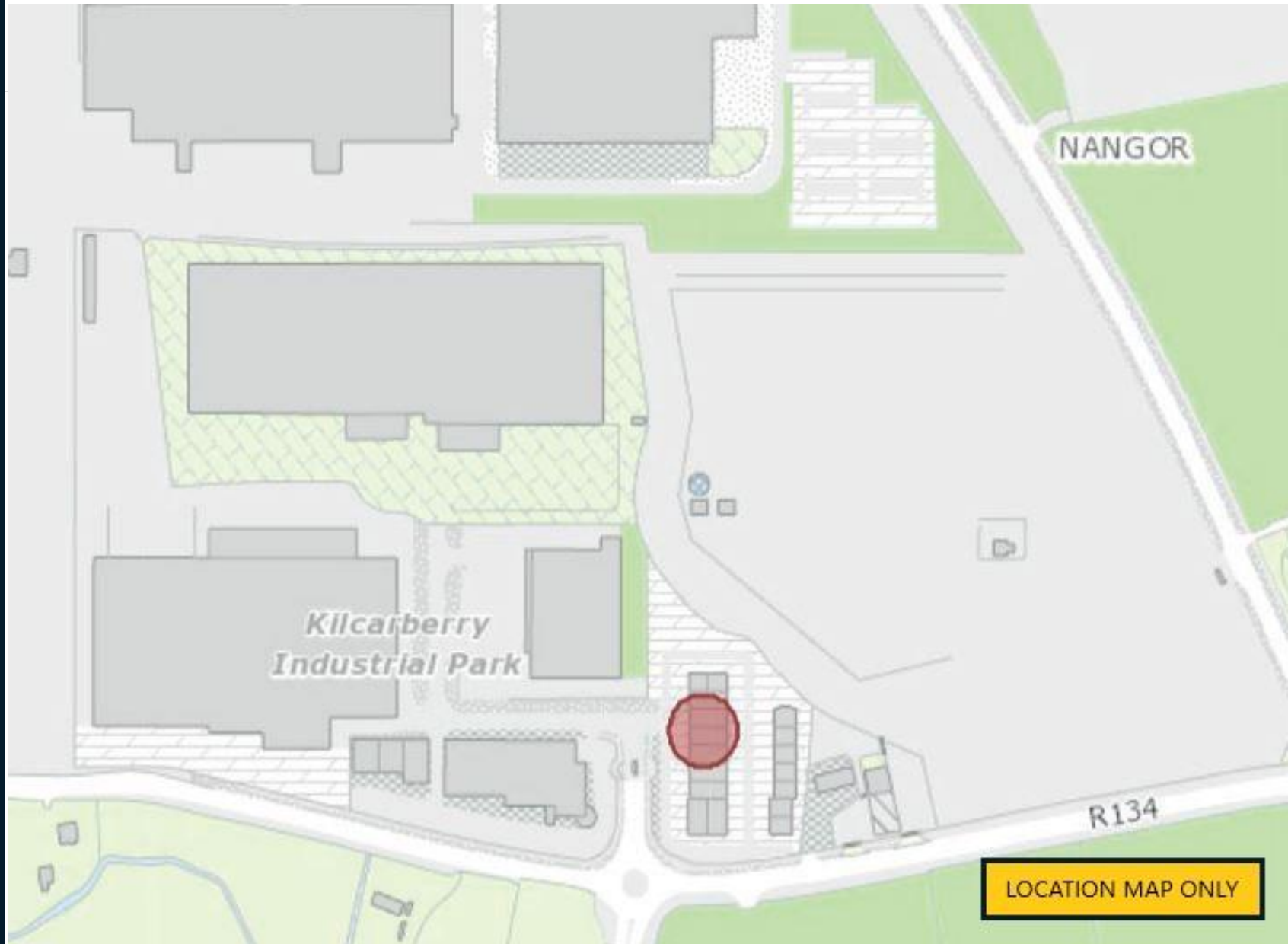
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