

TO LET
**UNIT 6 WILLSBOROUGH
ENTERPRISE CENTRE,
CLONSHAUGH,
DUBLIN 17**



INDUSTRIAL UNIT WITH TWO-STOREY OFFICE ACCOMMODATION EXTENDING TO APPROX. 4,155 SQ.FT.



UNIT 6 WILLSBOROUGH ENTERPRISE CENTRE, CLONSHAUGH, DUBLIN 17

Ready to go industrial unit in a Prime North Dublin location

LOCATION

- Willsborough Enterprise Centre is located in a well-established business park in North County Dublin.
- Superb connectivity to M50 & M1 Motorway, Dublin Port and Dublin Airport.
- Travel time to the M50/M1 of approx. 6 minutes.
- High profile occupiers in the vicinity include Amazon (AWS), Dyson, Butlers Chocolates, Verizon, Gist and DPD.

DESCRIPTION

- This unit extends to approx. 4,155 sq.ft. (386 sq.m.) and provides incoming occupiers with a clean, bright and attractive working space.
- The unit consists of steel portal frame with insulated cladded metal deck roof and LED lighting. It also benefits from translucent roof panels allowing for natural light to enter the premises.
- Unit 6 has an approx. eaves height of 5.7m and a grade level loading door positioned to the rear, with separate pedestrian entrance doors to both the front and rear.
- The office space is laid out over ground and first floor and comprises carpets, painted and plastered walls, suspended ceilings, and recessed LED lighting.
- WC's and tea station provided
- On-site parking for 7 spaces



LEASE

Short term flexible lease

AVAILABILITY

From January 2026

RENT

On Application

VIEWING

Strictly by appointment with the sole agents Knight Frank

BER

BER D2

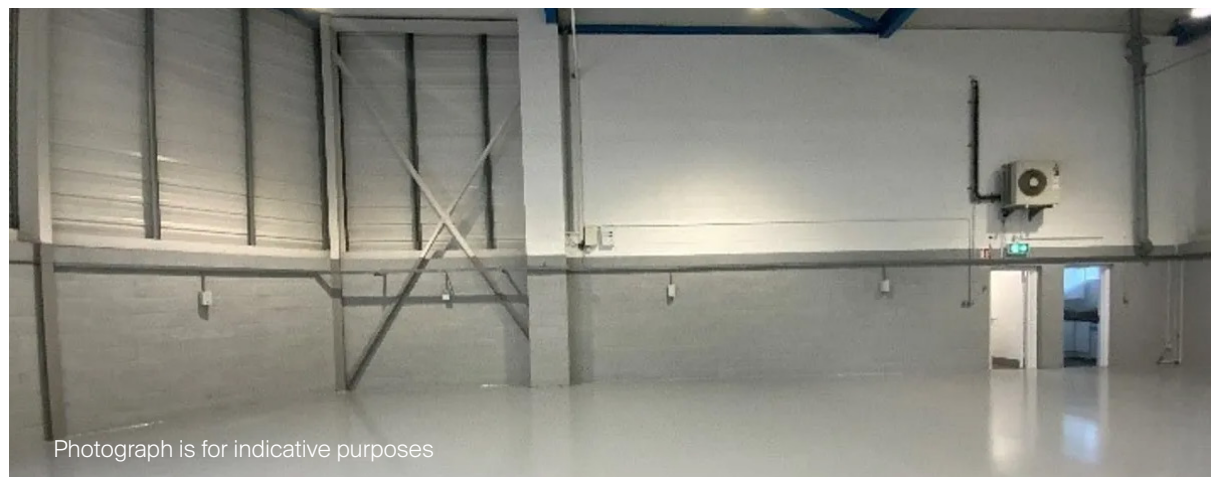
BER No. 800731416

2025 LOCAL AUTHORITY RATES

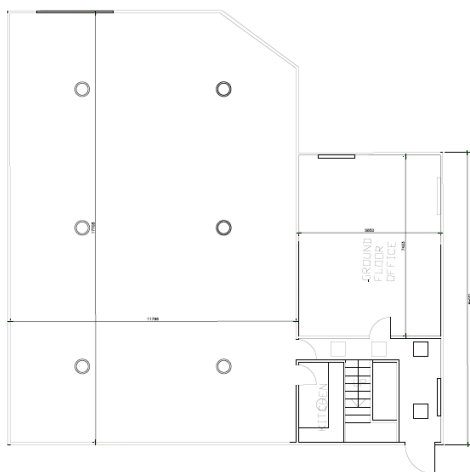
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INSURANCE

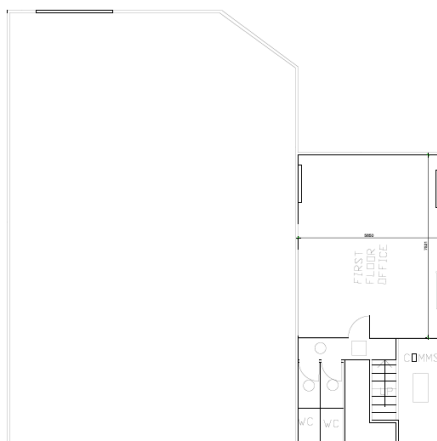
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Photograph is for indicative purposes



GROUND FLOOR



FIRST FLOOR

* For identification purposes only

AREA SCHEDULE:

UNIT 6	APPROX SIZE SQ.M.	APPROX SIZE SQ.FT.
Warehouse	231	2,487
Office (2 storeys)	155	1,668
TOTAL GROSS EXTERNAL FLOOR AREA	386	4,155

* Measurements are approximate. Intending tenants are specifically advised to verify all information including floor areas etc. See DISCLAIMER. Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake and satisfy themselves with their own investigations and into the working order of these items.





Contact:

Marcus Bell

marcus.bell@ie.knightfrank.com
086 835 2555

John Shanahan

john.shanahan@ie.knightfrank.com
086 819 0823



📍 20-21 Upper Pembroke Street, Dublin 2

☎ +353 1 634 2466

🌐 KnightFrank.ie



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