



# To Let

## **Semi-Detached Warehouse and Office Unit Extending to approx. 11,981 sq ft**

- Located in well-established industrial location in Western Industrial Estate
- Convenient access to the M50 Motorway, Naas Road (N7) and the City Centre
- The loading access is via an automated grade door
- The unit benefits from generous side and rear yard
- Suitable for a wide range of commercial uses

### **280 Holly Road**

Western Industrial Estate, Dublin 12, D12 AW28

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**11,981 sq ft**

1,113.07 sq m

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Reference: #234894

**BER C2**



# 280 Holly Road

Western Industrial Estate, Dublin 12, D12 AW28



## Summary

Rent	Rent on application
BER	C2 (800373961)

## Description

The property is a semi-detached warehouse and office unit. It features a generous loading yard to the rear and side. The unit is equipped with one grade-level roller shutter door. The clear internal height measures 4.8 metres.

The unit is constructed with a steel frame and is supported by a double-skin insulated cement fibre roof with translucent roof lights. The warehouse features a reinforced concrete floor and ceiling-mounted LED box lights. The office accommodation is equipped with staff facilities and a canteen.

## Location

Western Industrial Park is a long and well-established industrial location situated just off the Naas Road (N7) and Red Cow Interchange.

The unit is also strategically located just 1.8 kilometres away from the M50 Motorway at Junction 9. This offers access to all major national transportation routes as well as providing connectivity to Dublin Airport and Dublin Port.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	10,516	976.97
Ground - Office	1,465	136.10
<b>Total</b>	<b>11,981</b>	<b>1,113.07</b>

## Viewings

Strictly by prior appointment with the sole agents JLL

## Terms

Available To Let under a new lease between 3 and 5 years

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