



B3 Nangor Road Business Park

New Nangor Road

Dublin 12

- Office / Warehouse Accommodation
- c. 562 sq. m. (6,049 sq. ft.)
- 12 Car Parking Spaces
- Vacant Possession



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AGNEW**

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**FOR
SALE**

LOCATION:

The subject property is located in The Nangor Road Business Park, a modest, well maintained, privately managed business park. It is located 7 kilometers south-west of Dublin City Centre, along the M50/Naas Road (N7).

Excellent public transportation is accessible, with a QBC on the Nangor Road and feeder buses linking to the LUAS Red Line from Park West.

Other occupiers in the park include Global Labour and Facilities Ltd, Alternative Energy Ireland, Scope Technology Group and Vanspeedcouriers.ie

DESCRIPTION:

The subject property comprises a corner warehouse and office unit in Nangor Road Business Park.

The unit comprises concrete portal frame construction with profile metal wall cladding and metal decked roof incorporating translucent roof lighting supported on steel purlins.

The warehouse is accessed via an automated sectional up and over grade door.

This area also includes a concrete mezzanine floor.

Eaves Height is c. 3.30 m

There is offices on the ground and first floor of the unit. The offices comprise a mix of open plan and cellular offices.

The property presents in turnkey condition for any occupiers seeking new accommodation.

Unit B3 is powered by 21 x 530 Watt Solar PV Panels and has a new Air Conditioning System installed (full details available).

The unit has the benefit of 12 parking spaces.

TITLE: Freehold

COMMERCIAL RATES: c. €8,915 per annum

SERVICE CHARGE: c. €1,870 per annum

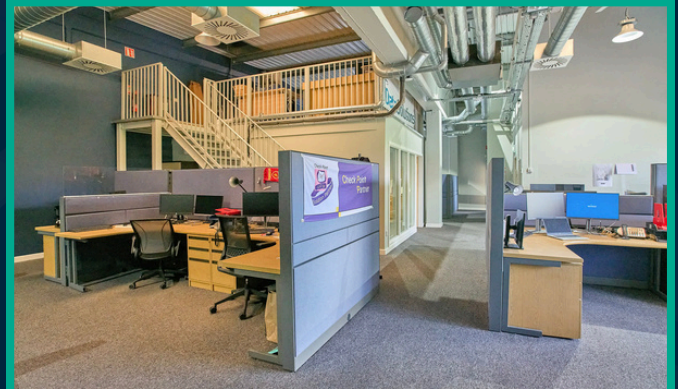
BER D1 No. 801014168 / 233.7 kWh/m²/yr

The approximate Gross External Floor area is:

GEA	sq. m.	sq. ft.
Warehouse	156	1,677
Office	406	4,370
Total	562	6,049
Mezzanine	26	280

12 Car Parking Spaces are Demised to the Property

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



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