



JONES LANG  
LASALLE®

# To Let

Capital Markets

Advisory

Office Agency

Retail Agency

**Industrial Agency**

Project Management

Property Management

Occupier Services

## Quality Warehouse Facility

Airton Road  
Tallaght Industrial Estate  
Dublin 24

4,621 m<sup>2</sup>

Excellent distribution facility in a secure environment

Easy access to N81/M50/N7 and Belgard Road

Headroom approximately 10.5 m

Quality 3 storey office accommodation

Generous loading and car parking

Jones Lang LaSalle  
Nigel Healy / Woody O'Neill  
**01 673 1600**

e-mail: [nigel.healy@eu.jll.com](mailto:nigel.healy@eu.jll.com)  
[woody.oneill@eu.jll.com](mailto:woody.oneill@eu.jll.com)  
[ken.rohan@eu.jll.com](mailto:ken.rohan@eu.jll.com)  
[www.joneslanglasalle.ie](http://www.joneslanglasalle.ie)

# Industrial Property

## Location

- The facility is located in Tallaght Industrial Estate on Airton Road between the Greenhills and Belgard Road, approximately 8 km south west of Dublin's City Centre and 0.8 km north east of Tallaght village
- The estate lies approximately 1 km west of the M50 motorway providing rapid motorway access from Tallaght to Bray or the Airport

## The Property

- Modern detached 3 bay (each with approx, 28 m span) warehouse facility incorporating 3 storey office accommodation together with a recently developed small warehouse with mezzanine
- The facility is of steel frame construction with perimeter walls are of concrete block to a height of 2.3 metres with insulated metal cladding above to roof level. Double skin insulated metal deck roof
- 6 No. loading doors, 4 to the front elevation and 2 to the side elevation where a dock levelling ramp has also been constructed
- Office accommodation is constructed with concrete floors, plastered and painted walls, suspended ceilings with recessed fluorescent lighting and heating by means of gas fired radiator central heating
- Small warehouse is of steel frame construction with concrete block walls to full height, sheeted externally with single skin horizontal cladding and a double skin metal deck roof. There is a concrete mezzanine floor provided. A goods lift gives access to the first floor together with an access ladder

## Accommodation

|                    |                           |
|--------------------|---------------------------|
| Warehouse          | 4,090m <sup>2</sup>       |
| 3 Storey Offices   | 531m <sup>2</sup>         |
| <b>TOTAL</b>       | <b>4,621m<sup>2</sup></b> |
| <i>Crate Store</i> | <i>151m<sup>2</sup></i>   |

## Services

All mains services available including 3 phase power

## Terms

New 25 year FRI lease with 5 year upward only rent reviews

## Rent

On application

## Inspection

Strictly by prior appointment with Jones Lang LaSalle

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.



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tel +353 1 673 1600

e-mail: [nigel.healy@eu.jll.com](mailto:nigel.healy@eu.jll.com)  
[woody.oneill@eu.jll.com](mailto:woody.oneill@eu.jll.com)  
[www.joneslanglasalle.ie](http://www.joneslanglasalle.ie)