



To Let

Light Industrial Unit extending to 5,500 Sq Ft

- Mid-terrace light industrial unit extending to 5,500 sq ft
- Highly accessible unit accessed off the Broomhill Road
- Loading access by way of one roller shutter door
- Clear internal height of approx. 6m
- Refurbished in 2021 with new metal deck roof

Unit 73 Broomhill Road

Dublin 24, Tallaght, D24 AX7K

5,500 sq ft

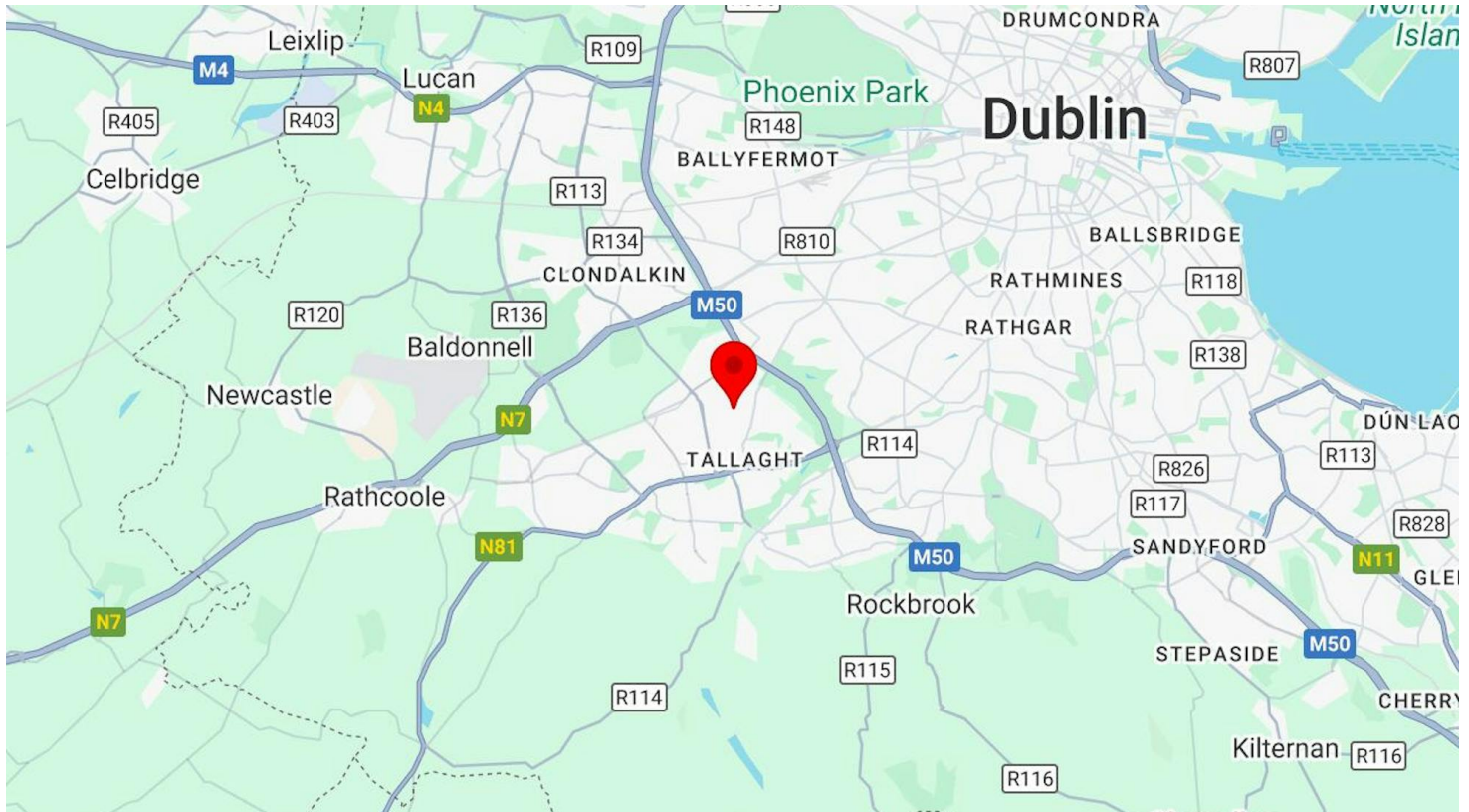
510.97 sq m

Reference: #316495

BER D2

Unit 73 Broomhill Road

Dublin 24, Tallaght, D24 AX7K



Location

Unit 73 Broomhill Road, Tallaght is situated in an established commercial / industrial location and being situated approximately 12km southwest of Dublin city centre, the unit benefits from excellent connectivity:

- Direct access to the M50 orbital motorway (Junction 10) connecting to all major national routes
- Proximity to the N81 Tallaght Bypass
- Approximately 30 minutes from Dublin Airport via the M50
- Well-served by public transport, notably the Luas Red Line with stops within walking distance
- Multiple Dublin Bus routes serving the area

Tallaght is Dublin's largest suburb with a substantial local workforce and continues to see significant investment in infrastructure and commercial development.

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Specification

External facade is of architectural forticrete brickwork with modern PVC windows
Concrete frame construction with concrete block infill walls to full height
Security shutters are provided to all windows at GF level
Metal deck roof with Perspex rooflights and LED lighting
Clear internal height is approx 5m
One roller shutter door to the front
Office specification includes carpeted concrete floors, plastered and painted walls and ceiling, acoustic ceiling tiles with recessed lighting, perimeter trunking wired for power, fully burglar and fire alarmed, WC facilities are situated at Ground Floor level with additional separate WC facilities accessed from the warehouse.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	5,500	510.97	Available
Total	5,500	510.97	

Viewings

Strictly by prior appointment with sole agent JLL

Terms

New Full Repairing and Insuring lease (FRI)

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