

TO LET Industrial Unit

Unit 406B, Grants Drive, Greenogue Business Park, Rathcoole, Co. Dublin



Location

Greenogue Business Park is a sought after modern development strategically situated 1.1 km from the Rathcoole Interchange on the Naas Road (N7). This interchange is 8.5 km from the N7 / M50 motorway junction. In addition to its pivotal position off the N7, the business park also benefits from its easy access to the Outer Ring Road at the Kingswood Interchange (3.4 km from the Rathcoole Interchange). This presently connects the N7 with the N4 and is currently being extended south to the N81 Tallaght by-pass. Occupiers within the business park include Master Lift, PRL Group, Caulfield Transport, Irish Pride Bakeries, Apex Fire, Lucey Transport and Emo Oil.

Description

The property comprises a mid terraced industrial unit of steel frame construction with a twin skin insulated metal deck roof incorporating 10% perspex roof lights. The property has reinforced concrete floors and loading access is provided from the front via full height automated grade doors. High output lighting and a 3 phase power supply are provided to the warehouse area. There is a clear internal eaves height of 7.8m.

Office accommodation is provided to the front of the property. The offices comprise a mix of open plan accommodation together with toilets and kitchen facilities. There are a number car spaces to the front of the property. The unit is also equipped with both intruder alarm and fire alarm.

Quoting Rent

€12,000 per annum exclusive

Service Charge

A service charge for the upkeep and maintenance of the estate is applicable in addition to the annual rent.

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Building Energy Rating

B3 – BER No: 800286635

Viewing

By appointment only

Further Information

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Accommodation

We understand the property comprises the following floor area:

Description	SQ M	SQ FT
Warehouse	62	667
Ground Floor	21	226
First Floor Offices	66	710
Total	149	1,603

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

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