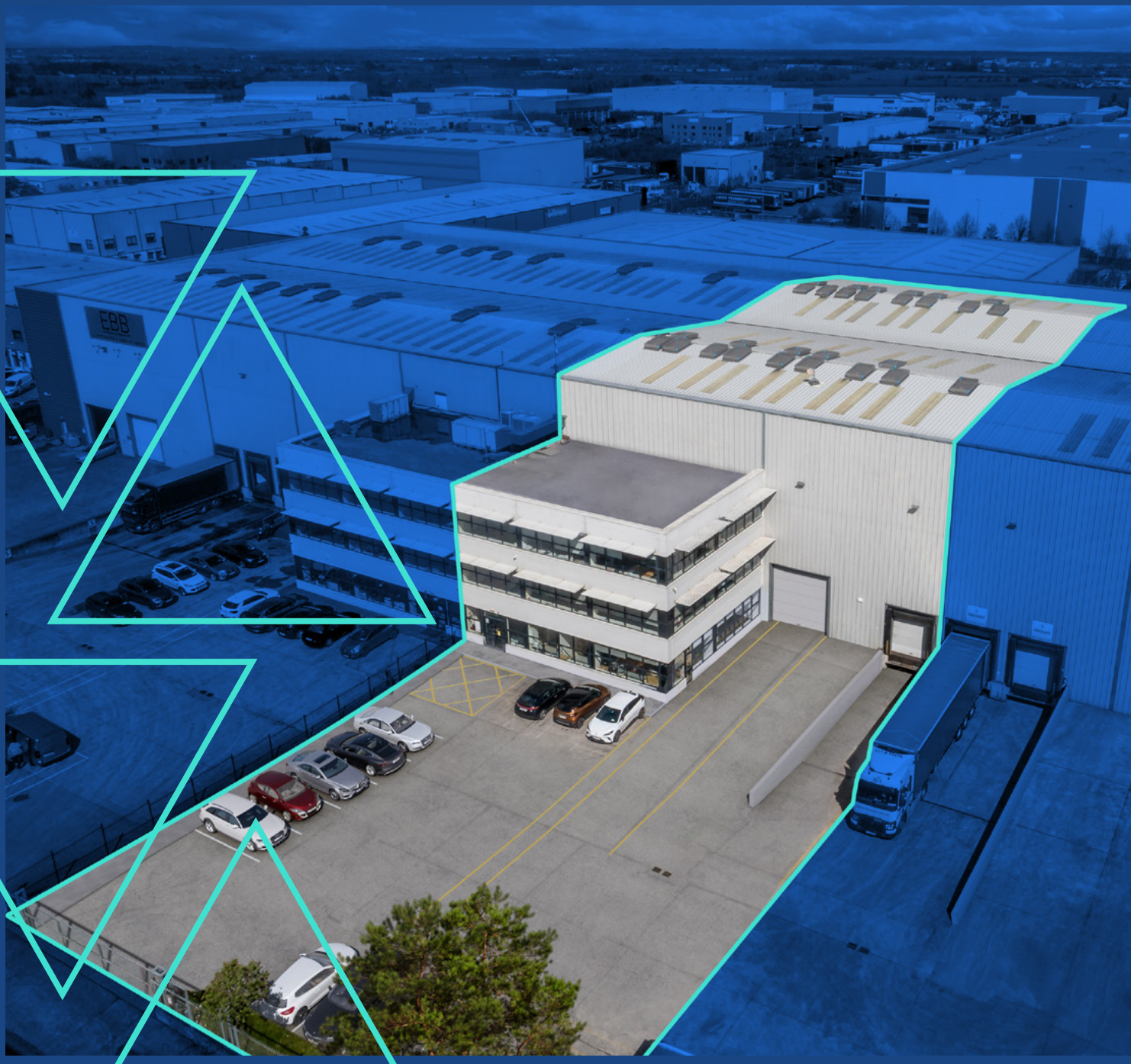
GREENOGUE
BUSINESS PARK

RATHCOOLE | SOUTH DUBLIN

UNIT 502B



TO LET

REFURBISHED HI-BAY
INDUSTRIAL & OFFICE UNIT

INCLUDES SIGNIFICANT REFURBISHMENT



PROPERTY FEATURES

2,064 sq m /
22,217 sq ft

12.5 m CLEAR
INTERNAL HEIGHT

1 NO. DOCK LEVELLER &
1 NO. LEVEL ACCESS DOOR
(4 m WIDE X 4.5 m HIGH)

HIGH QUALITY REFURBISHED
3 STOREY OFFICES

GATED
SERVICE YARD

35 CAR PARKING
SPACES

LED LIGHTING
THROUGHOUT

SECURE,
MANAGED PARK

NEW
FIRE ALARM

36M - 40M

YARD DEPTH
36m TO THE CAR SPACES
& 40m TO THE FENCE

ACCOMMODATION

Gross External Area	sq m	sq ft
Industrial	1,474	15,866
3 Storey Offices & Staff Facilities	590	6,351
TOTAL	**2,064**	**22,217**





Exceptionally bright open plan offices with attractive brise soleil at 1st and 2nd floor levels. Finishes include: new suspended ceilings with recessed LED lighting and sensors, electric heating, perimeter trunking, refurbished toilets, new carpet, feature reception, new fire alarm, access control and intercom infrastructure.

Greenogue Business Park

With over 6 million sq ft of industrial and logistics stock, Greenogue Business Park is the largest development of its type in Ireland. This secure, managed park is home to occupiers such as Amazon, Google, Uniphar, Zeus Packaging, Wincanton, DFDS and many more leading companies.

Drive Times

Location	Minutes
N7	3
R136 Outer Ring Road	5
M50 Jct. 9	8
Dublin Airport	23
Port Tunnel	23

Source: Google Maps - Off Peak

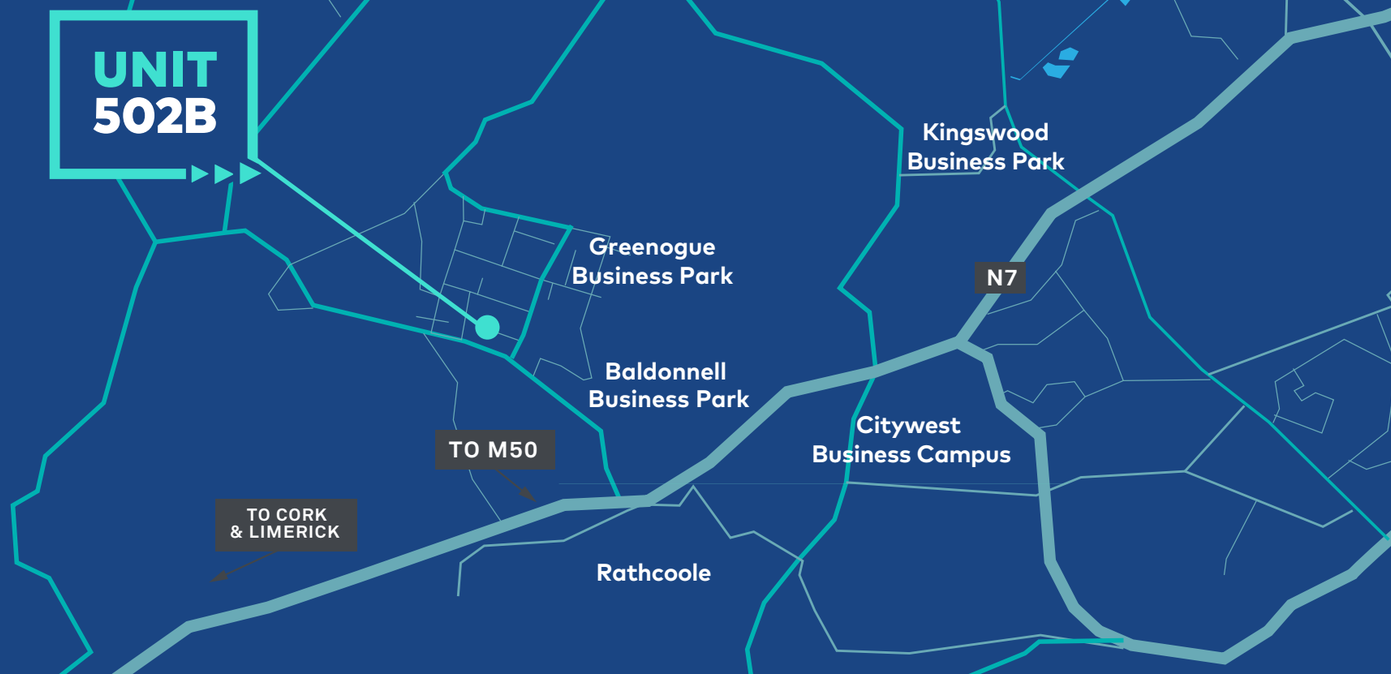
GPS

53.294236, -6.472263

Click to view Google Map







UNIT 502B

GREENOGUE BUSINESS PARK

RATHCOOLE | SOUTH DUBLIN

Lease & Rent

On application

BER



Letting Agents

HARVEY

Kevin McHugh

M +353 87 9871384
E kmchugh@harvey.ie

Kieran Casey

M +353 87 7101273
E kcasey@harvey.ie

PRSA Licence No. 002027

CBRE

Stephen Mellon

M +353 83 4739668
E stephen.mellon@cbre.com

Aaron Robinson

M +353 871839584
E aaron.robinson@cbre.com

PRSA Licence No. 001528

Disclaimer: Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY or CBRE has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.