To Let

Multiple Units at Block B, Aerodrome Business Park,

Rathcoole, Dublin 24

High Quality Warehouse & Office Units in a Prime South Dublin Location



To Let

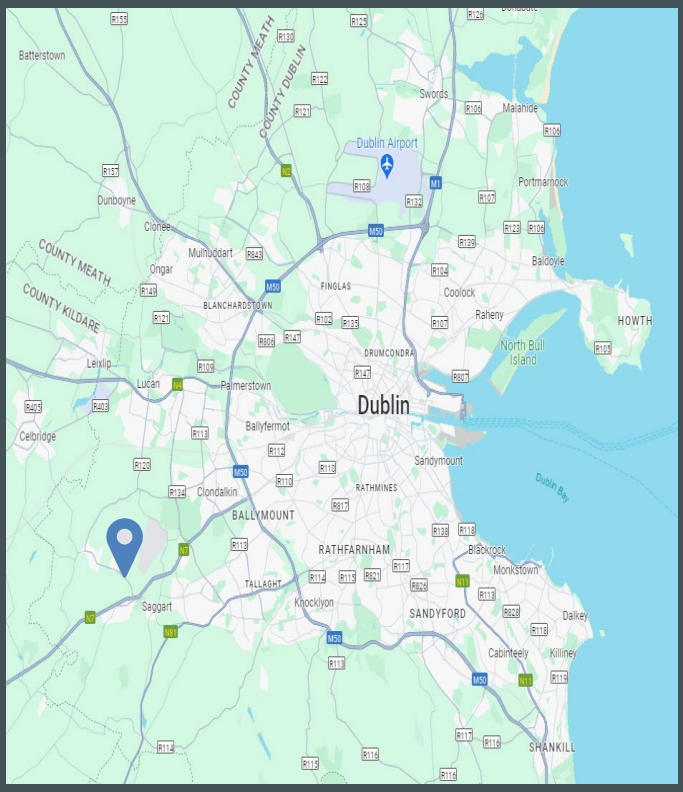
6 minutes
From the M50

7 minutes
From Dublin Airport

Location

- Aerodrome Business Park is an important commercial and services centre for the region, comprising a mix of modern industrial, warehousing and manufacturing facilities.
- The park is strategically located 1.1 km from the Rathcoole Interchange on the Naas Road (N7), which is approximately 8.5 km from the N7 / M50 Motorway Junction (Junction 9) and approximately 17km from Dublin City Centre.
- The outer Ring Road at the Kingswood Interchange that connects the N7 with the N4 and the N81 Tallaght By-Pass is approximately 3.4 km from the Rathcoole Interchange.

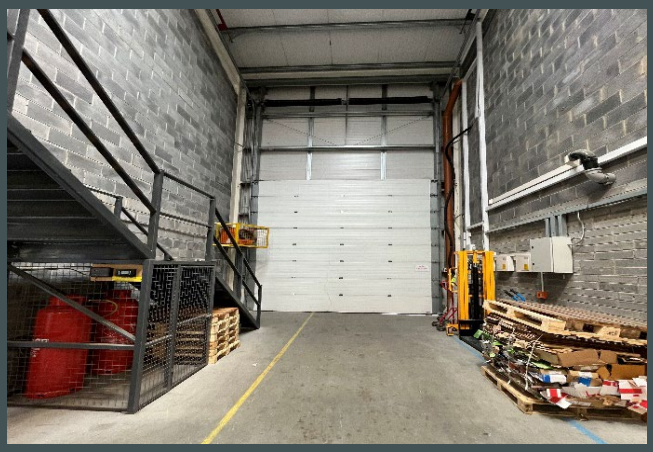


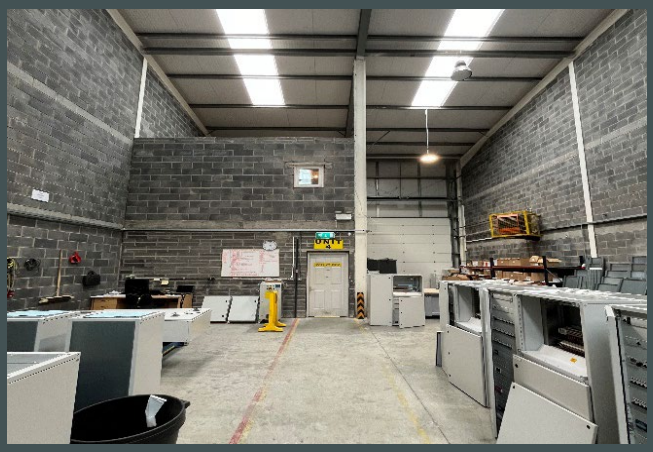


Landmark	Distance
N7	1.1 km
M50 (Junction 9)	8.5 km
Dublin City Centre	17 km
Dublin Airport (via M50)	30.6 km
Dublin Port Tunnel (via M50)	38.9 km

Description

- The properties benefit from great profile in one of the most important and established business locations in Dublin and provide incoming occupiers with a clean, bright and attractive working space.
- The properties are of portal frame construction with block work party walls to full height and insulated twin skin metal decks roofs with approximately 10% translucent roof lights.
- The units also benefit from a generous loading/ forecourt space to the front.
- The units have an approximate clear internal height of 8 metres and 1 no. grade level loading door each positioned to the front elevation, with separate pedestrian entrance doors.
- The office spaces are laid out over ground and first floor and comprise of carpets, painted and plastered walls, suspended ceilings, and recessed lighting.



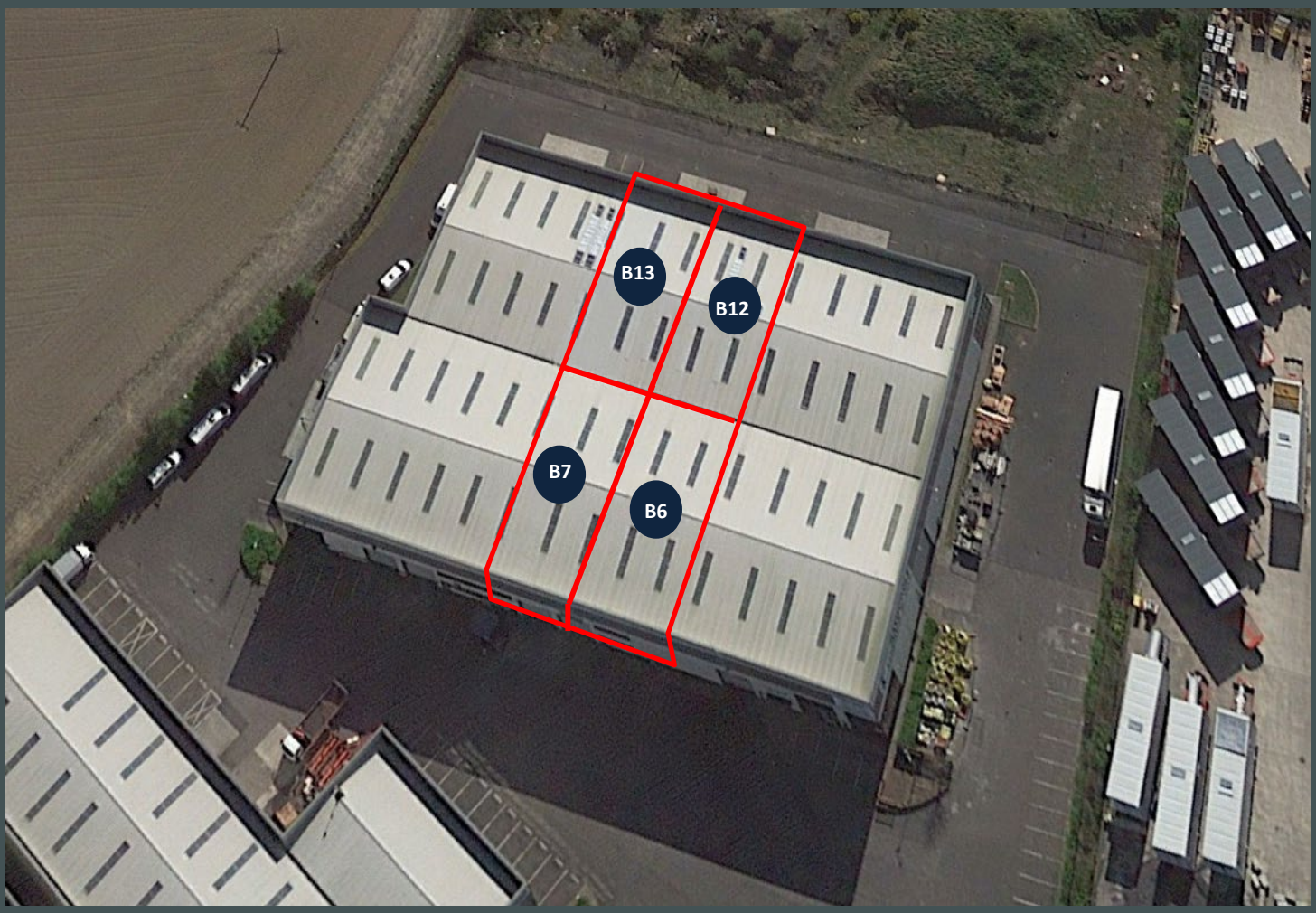






Unit No.	Size Sq. Ft.	Availability
Unit B6	3,574	Available September 2024
Unit B7	3,581	Available September 2024
Unit B12	3,561	Available September 2024
Unit B13	3,578	Available September 2024

To Let



Rent/Rates
On application

Viewing
Strictly by appointment only with Joint Letting Agents CBRE & Harvey

BER B1 B3

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