HARVEY

INDUSTRIAL PROPERTY SPECIALISTS

HARVEY.IE



Unit 27 Cookstown Industrial Estate, Tallaght, Dublin 24, D24 DX96

TO LET

BER D

1,414 sq m

Site Area
0.6 Acre

Luas
Close By

Detached, Industrial & Office Unit with Forecourt Parking and Generous Service Yard to Side and Rear



LOCATION HIGHLIGHTS

- Unit 27 is located in the heart of Cookstown Industrial Estate, a long-established southwest Dublin location.
- Strategically positioned within Cookstown Industrial Estate, providing excellent access to the M50, N7 and wider Dublin road network, with Dublin City Centre and Dublin Airport readily accessible.
- Approximately 1.5 km from the M50 / N7 Interchange (Junction 9) and 3.0 km from the M50 / N81 Interchange (Junction 11).
- Luas access via Belgard, Cookstown and Tallaght Hospital Stops (Red Line), with the closest being Belgard, approximately 900 m from Unit 27.
- Occupiers in the vicinity include B&Q, Canadia Flooring, CHM Group & Elta Ireland.

PROPERTY FEATURES

Industrial

- Detached, industrial & office unit.
- Twin skin insulated metal deck roof.
- Loading access via 1 No. grade level loading door, measuring 3 m wide x 2.7 m high.
- Eaves height of 4 m.
- Flourescent strip lighting.
- Reinforced concrete floor.

PROPERTY FEATURES (CONTINUED)

Offices & Staff Facilities

- Two storey office block extension at the front of the property.
- Canteen area & 2 no. WCs.
- Offices finish generally include GFCH, suspended ceilings with recessed light fittings, perimeter trunking, intruder alarm etc.

General

- 3 phase power.
- 17 No. designated car parking spaces.
- Please note, we have note tested any apparatus, fixtures, fittings or services. Intending tenants must undertake their own investigation into the working order of these items.



ACCOMMODATION (sqm)

Measurement Application - Gross External

Industrial	834
First Floor Offices & Staff Facilities	281
Ground Floor Offices & Additional Storage	281
Boiler	18
TOTAL	**1,414**

Intending tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

LEASE & ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.

BER

BER: D

BER No. 801194697

Annual Primary Energy: 681.05 kWh/(m^2.y)



DRIVE TIMES

	MINS
Cookstown LUAS Stop	1
N81 - Tallaght By-Pass	6
M50 Motorway Junction 10	6
N7 (Naas Road)	7
Dublin City Centre	22

(Source: Google Maps without traffic)

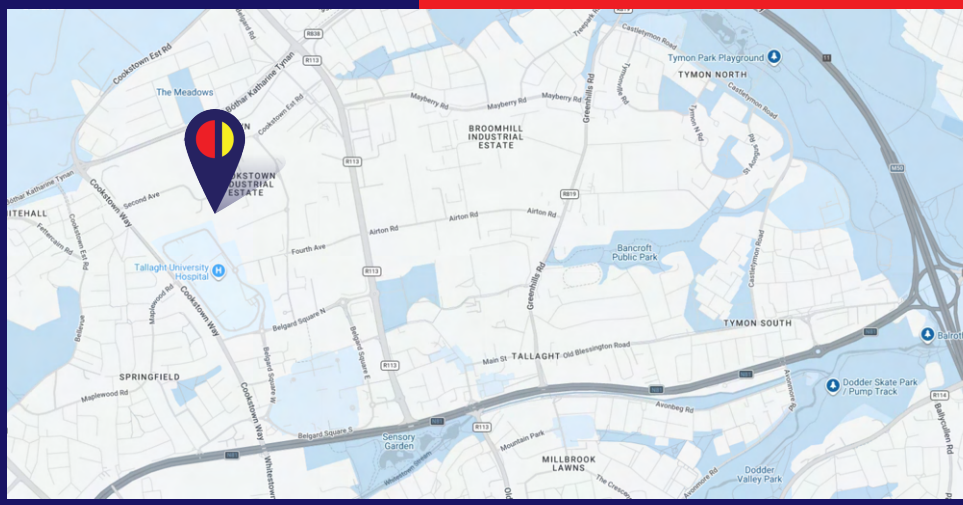
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HARVEY

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PSRA Licence No. 002027



DISCLAIMER
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