HARVEY

INDUSTRIAL PROPERTY SPECIALISTS

HARVEY.IE



Building 3, Harris Industrial Complex, Naas Road, Dublin 12

TO LET

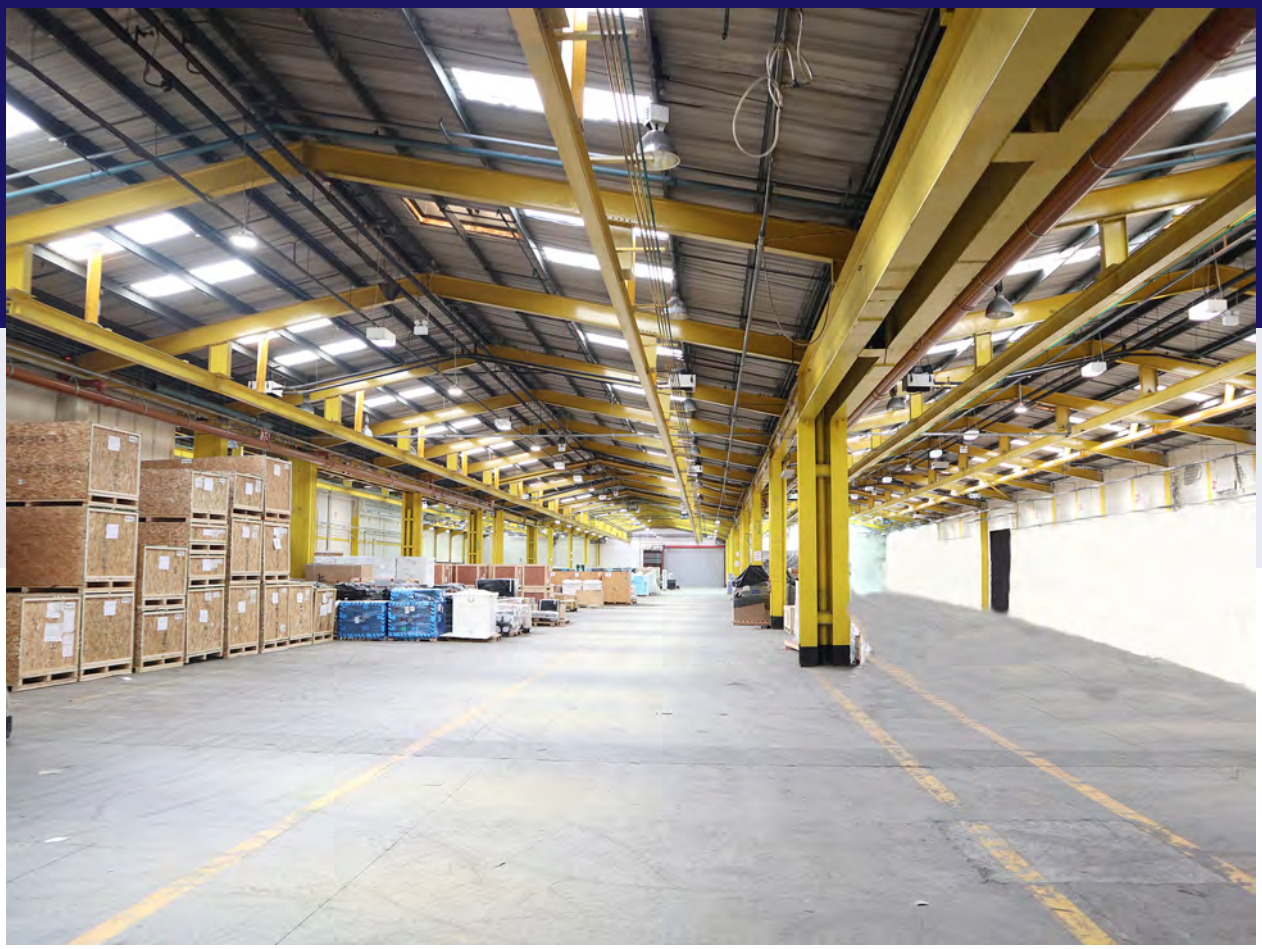
BER G

6,005 -15,441 sq m

Fully Secure Site

M50 Motorway Access

High Profile, Industrial & Office Opportunities with Superb Branding Prospects Due to its Extensive Frontage to Naas Road (N7) & Nangor Road (R134)



LOCATION HIGHLIGHTS

- Harris Industrial Complex fronts the Naas Road (N7) at its junction with Nangor Road (R134) and provides unrivalled profile to one of the busiest roads in the country.
- 800 m walk from Kylemore LUAS stop.
- 1.2 km from Junction 9 (Red Cow/Naas Road [N7]) on the M50 Motorway.
- 7.8 km south west of Dublin City Centre.
- 20.7 km from Dublin International Airport.
- 22.5 km from Dublin Port Tunnel.

PROPERTY FEATURES

Industrial/Warehousing

- Large industrial/warehousing/assembly halls.
- 20 No. level access doors and 2 No. dock levellers.
- Clear internal heights – 5.2 m – 6.1 m.
- Re-wired throughout.

PROPERTY FEATURES CONTINUED

Offices

- Main offices feature a large reception and large cellular offices.
- Canteen, tea station and WC facilities.
- Data cabling throughout.
- Separate offices and staff facilities throughout the industrial areas.

General

- 24/7 static guard and monitored CCTV security.
- Extensive car parking and yard areas.
- Substantial HQ industrial, warehousing and offices.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake their own investigation into the working order of these items.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Section 1	
Industrial	5,348
Offices	657
TOTAL	**6,005**

Section 2	
Industrial	8,142
Storage & Staff Facilities	324
Offices	970
TOTAL	**9,436**

GRAND TOTAL	**15,441**

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

BER

BER: G

BER No. 800690323

Energy Performance Indicator: 900 kWh/m^2/yr

LEASE & ANNUAL RENT

On application.



DRIVE TIMES

	MINS
Outer Ring Road (R136)	6
M50 Motorway Junction 9	2
Dublin Port Tunnel	18
Dublin International Airport	22
Dublin City Centre	15

(Source: Google Maps without traffic)

GPS: 53.32583, -6.35622

HARVEY

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PSRA Licence No. 002027

DISCLAIMER
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