HARVEY

INDUSTRIAL PROPERTY SPECIALISTS

HARVEY.IE



Unit B2 Canal Bank, Hume Avenue, Park West Industrial Park, D12 PY02

TO LET

BER C

652 sq m

1 No. Level Access Door

6 m Clear Internal Height

Recently Redecorated Industrial / Warehouse & Office Unit in the Ever-Popular Park West Industrial Park.



LOCATION HIGHLIGHTS

- Park West Industrial Park lies 7.2 km south-west of Dublin City Centre, adjacent to Junction 9 (Naas Road / N7) on the M50 Motorway, connecting the main arterial routes serving the country.
- Park West is located adjacent to the Cherry Orchard and Park West Railway Station, just one stop from Heuston Station in Dublin City Centre.
- The Park is managed with 24-hour Security.
- There are a number of Dublin Bus routes serving the Park and also a private shuttle bus service linking to the city centre and the nearby Kylemore Luas stop.
- Tenant amenities within the Park are excellent and include; café, restaurant, a selection of shops, a crèche and fitness centre.

PROPERTY FEATURES

Light Industrial / Warehouse

- Terraced light industrial / warehouse & office unit.
- Twin skin insulated metal deck roof, incorporating approximately 10% translucent panels.
- 1 No. level access door.
- 6 m clear internal height & 6.9 m internal eaves height.
- Steel portal frame construction.
- Reinforced concrete floor.

PROPERTY FEATURES CONTINUED

Offices & Staff Facilities

- Recently redecorated office accommodation, to include new carpet coverings and freshly painted walls.
- The ground floor accommodation comprises a reception area, with open plan office & staff facilities.
- There are a number of generous meeting rooms / offices at first floor level, the partitioning is non-structural and can be reconfigured by an incoming Tenant to meet their needs, subject to Landlord's consent in the normal way.

General

- 3 phase power.
- 4 designated car parking spaces.
- Secure, managed Park with 24-hour security.
- 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

Light Industrial / Warehouse	466
Two Storey Offices & Staff Facilities	186
TOTAL	**652**
Non-Structural Mezzanine	72

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

BER

BER: C
BER No. 801170606
Annual Primary Energy: 524.81 kWh/(m^2.y)

LEASE & ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES — MINS

N7 (Naas Road)	4
M50 Motorway (Junction 9)	6
M50 Motorway (Junction 7)	8
Dublin City Centre	18
Dublin International Airport	20

(Source: Google Maps without traffic)

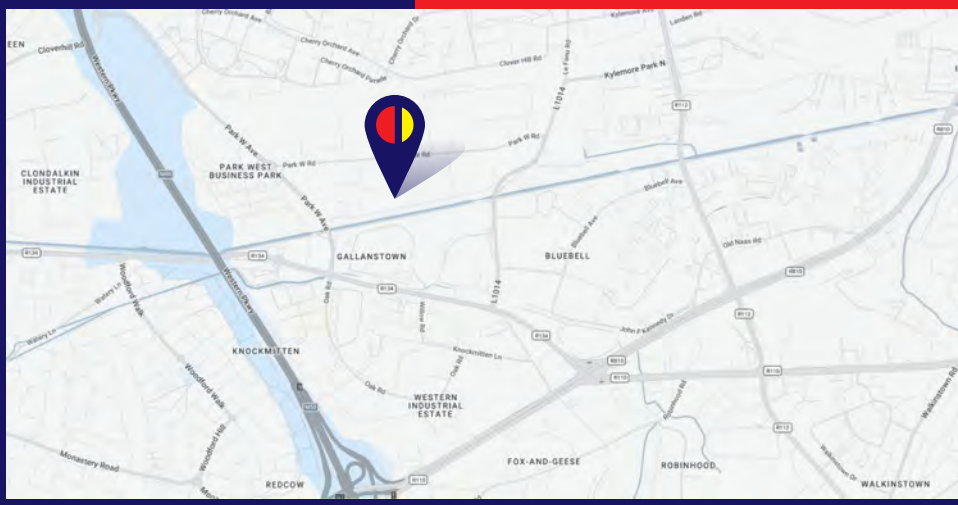
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