



Unit 30 Robinhood Industrial Estate Clondalkin, Dublin 22, D22 P2C3

TO LET

BER C3



3,804 Sq. m.



5 No. Level
Access Doors



M50 Motorway,
J9 & J10 Access

Warehouse, Cash & Carry Wholesale Space &
Offices together with a Generous, Fenced &
Gated Side Parking Area



LOCATION HIGHLIGHTS

- The property is situated within Robinhood Industrial Estate in a prominent corner position.
- The property is very well located in an estate accessed from Long Mile Road and Ballymount Road Lower, 2 km from both Naas Road / M50 Motorway Interchange (Junction 9) & Ballymount / M50 Motorway Interchange (Junction 10), providing ease of access to all main arterial routes.
- The estate is synonymous with wholesale cash & carry companies.
- 1.5 km from Kylemore LUAS stop on the Red Line.

PROPERTY FEATURES

- Semi detached upgraded facility with exclusive side parking area.
- Steel frame construction with block walls to full height throughout, clad externally to front and side.
- Twin skin insulated cement fibre roof incorporating approximately 10% translucent rooflights.
- Cash & Carry wholesale mezzanine area, cleverly linked to side parking area via link bridge.
- Clear internal height 5 m. to full height space and 2.2 m. under the Cash & Carry wholesale mezzanine area.
- 3 full height automated grade level doors to front with an additional 2 full height doors at the rear under a covered loading area. Doors are approximately 3.6 m. wide x 3.6 m. high.
- Fluorescent strip lighting to warehouse area.
- Attractively finished two storey offices to front which are fully fitted throughout.
- 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

| | |
|--|--------------|
| Warehouse - Full Height | 1,802 |
| Warehouse - Sub-Mezzanine Cash & Carry | 850 |
| Cash & Carry Mezzanine (Structural) | 850 |
| Two Storey Offices & Staff Facilities | 302 |
| TOTAL | 3,804 |
| Rear Covered Loading Area | 157 |

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

LEASE

Available on flexible lease terms on a full repairing and insuring basis.

ANNUAL RENT

On application.

BER

BER: C3

BER No. 800236663

Energy Performance Indicator: 451 kWh/m²/yr



| DRIVE TIMES | MINS |
|------------------------------|------|
| M50 Motorway Junction 9 | 4 |
| M50 Motorway Junction 10 | 4 |
| N7 (Naas Road) | 3 |
| Dublin City Centre | 30 |
| Dublin International Airport | 20 |

(Source: Google Maps without traffic)

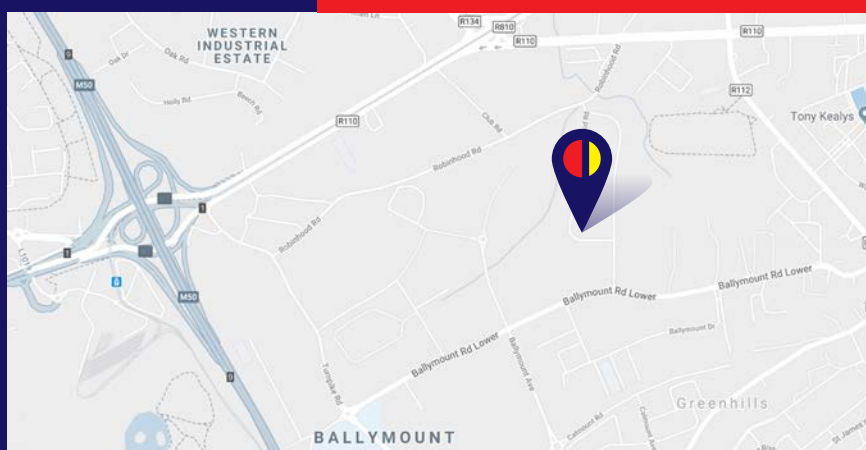
GPS: 53.31828, -6.348



INDUSTRIAL PROPERTY SPECIALISTS

T: +353 1 453 2755
 E: info@harvey.ie
 W: www.harvey.ie

PSRA Licence No. 002027



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 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.