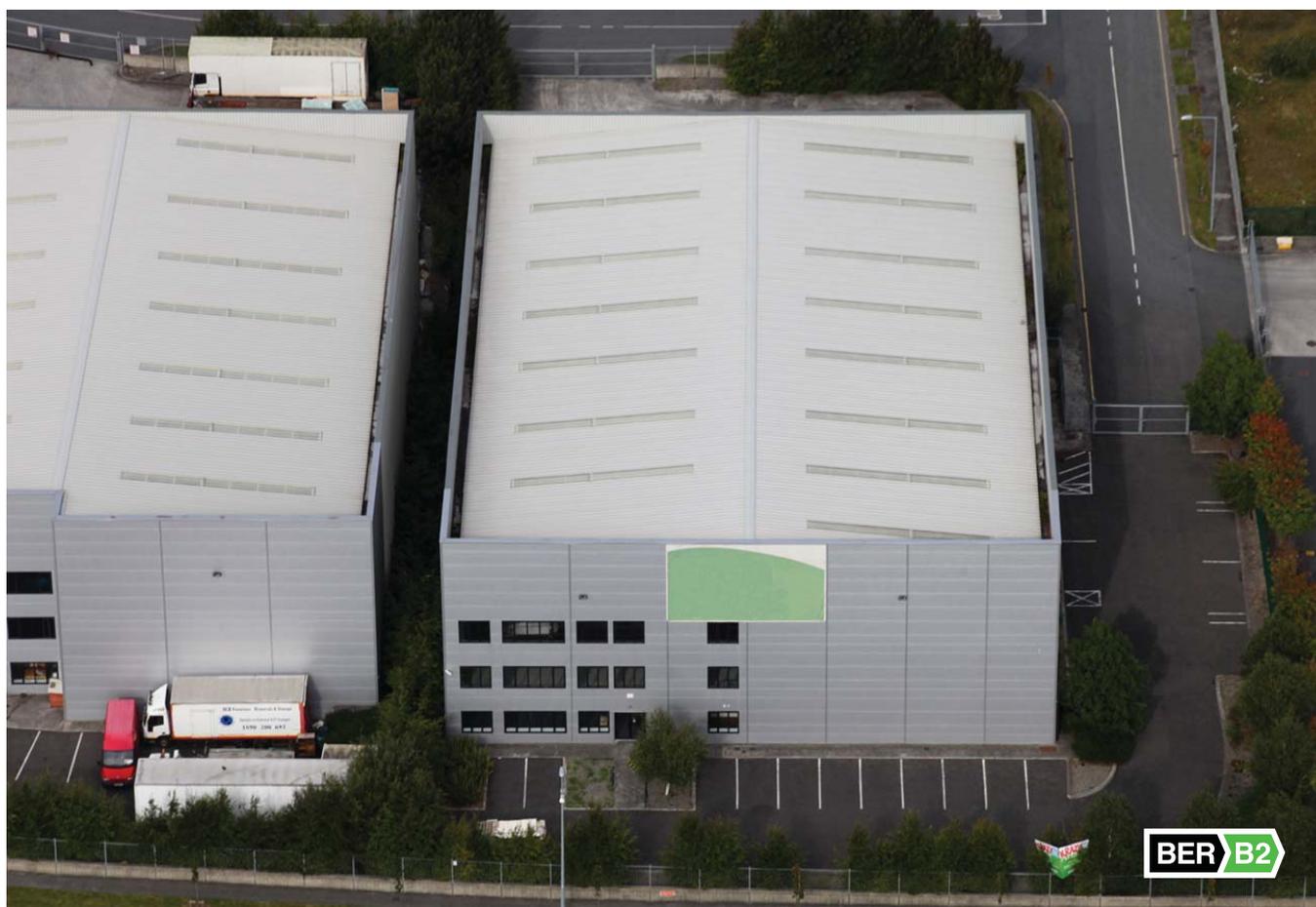


To Let

Unit 537 Grants Crescent

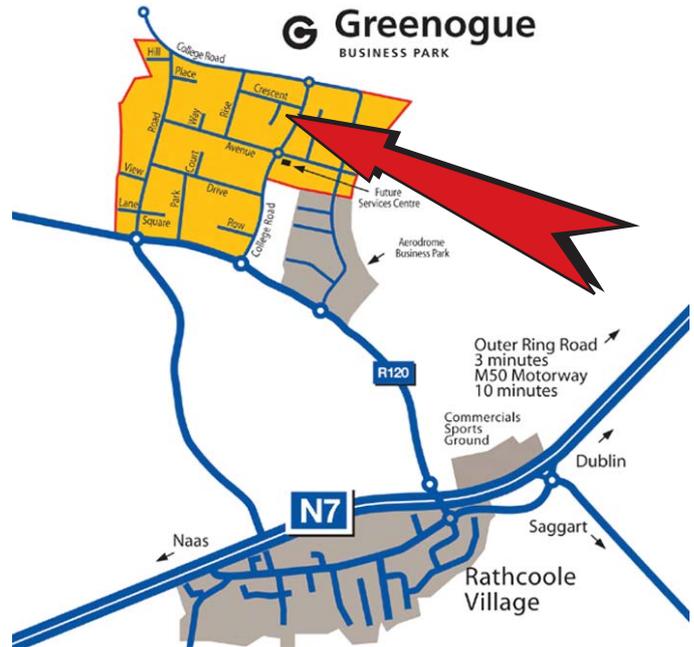
Greenogue Business Park, Rathcoole, Co. Dublin, D24 FT91



Low Office Content, High Bay Warehouse Facility of 1,854 Sq. M.
with Fantastic Loading Access and a Dedicated Service Yard

LOCATION HIGHLIGHTS

- Greenogue Business Park is one of the largest modern, industrial & warehousing developments in South West Dublin. It is a prime, actively managed and secure development.
- 1.1 km from Rathcoole Interchange on Naas Road (N7).
- The Rathcoole Interchange is 8.5 km from the M50 Motorway (Junction 9).
- The Outer Ring Road (R136) is 3.4 km from Rathcoole Interchange and it connects the Lucan by pass (N4) with the Naas Road (N7) and the Tallaght by-pass N81.
- Internal carriageways are barrier access controlled between 7 p.m. and 7 a.m. and there is mobile security onsite.
- The significant scale of the development means that service charges are maintained at very modest levels.
- The estate is serviced by Dublin Bus and there are a host of onsite amenities including a convenience store, restaurant and an unmanned diesel fuel station. Avoca Rathcoole is also in close proximity.



PROPERTY FEATURES

Warehouse

- Bright, clear span space with painted internal perimeter walls and 10% translucent roof lighting.
- Fluorescent strip lighting.
- Clear internal height of 10 m.
- 4 No. dock levellers and 1 No. ramped loading door (all automated).
- 3 phase power supply.
- Storage area above ground floor offices & staff facilities with provision made to increase office content (Subject to P.P.).

Offices & Staff Facilities

- Superb quality, fully fitted accommodation.
- Suspended acoustic tiled ceilings with recessed fluorescent lights.
- Painted and plastered walls.
- Power & data cabling.
- Well appointed staff welfare facilities including a fitted kitchenette.

General

- Detached facility on a self contained site with dedicated car parking area and a secure, concrete surfaced service yard at the rear.
- 19 designated car parking spaces.
- Flood lighting attached to the building.
- Intruder alarm installed.
- 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

Measurement Application - Gross External

	Sq. M.
Warehouse	1,654
Ground Floor Offices & Staff Facilities	100
First Floor Storage	100
TOTAL	1,854

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence. These are not warranted by William Harvey & Co. See DISCLAIMER.



BER DETAILS

BER: B2

BER No.: 800211229

Energy Performance Indicator: 169 kWh/m²/yr

LEASE & ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, William Harvey & Co.



Unit 537 Grants Crescent

Greenogue Business Park, Rathcoole, Co. Dublin, D24 FT91



William Harvey & Co. Limited

Registered in Ireland No. 72737
6/7 Greenmount House
Harold's Cross
Dublin 6w

T: +353 1 4532755
E: info@williamharvey.ie
W: www.williamharvey.ie
PSP Licence No. 002027



DISCLAIMER

These 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, 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 employee or principal of William Harvey & Co. Limited has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of these particulars or information. Prices / rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for.