

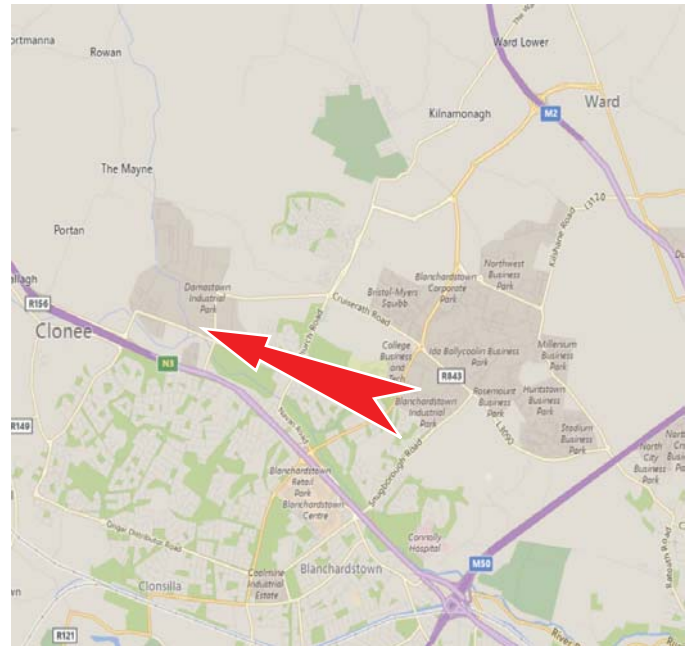
To Let

DAMASTOWN ROAD

Damastown Industrial Park, Mulhuddart, Dublin 15, D15 VRH4



Semi Detached, High Bay, Light Industrial & Office Facility of 2,782 Sq. m. with Large Gated Yard and Generous Car Parking Provision



LOCATION HIGHLIGHTS

- Damastown Industrial Park is a quality, modern development situated off the N3, 2.2 km northwest of Blanchardstown Shopping Centre.
- 4 minutes drive time to M50 Junction 6.
- 12 minutes drive time to Dublin International Airport.
- 12 minutes drive time to Dublin Port Tunnel.
- (Source Google maps).
- Occupiers in the area include West Pharma, Rottapharm, IBM, Kepak Group, Geodis, Covidien and Helsinn.

PROPERTY FEATURES

- Semi detached, high bay, light industrial and office facility.
- 11.2 m. clear internal height.
- 1 No. dock leveller & 3 No. ground level loading doors.
- Large gated yard to rear.
- Very generous car parking provision to front of building.
- Quality office fit-out including suspended ceilings with recessed light fittings, GFCH, tiled floors, etc. with a mix of open plan and cellular offices.
- Shared entrance hall.
- 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.
Light Industrial	2,450
Ground Floor Offices & Staff Facilities	332
TOTAL	2,782

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

BER DETAILS

BER: C2

BER No.: 800599011

Energy Performance Indicator: 418 kWh/m²/yr

LEASE & ANNUAL RENT

On application.



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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



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