



Unit A3 Hume Centre, Park West Industrial Park, Nangor Road, D12 HH56

FOR SALE / TO LET

BER D2



338 Sq. m



4 No. Designated
Spaces



M50 Motorway,
N4 & N7 Access

Modern, Light Industrial / Warehouse & Office
Unit in a Strategically Located & Actively
Managed Development

PROPERTY FEATURES

- Modern, light industrial / warehouse and office unit.
- Clear internal height of 6 m.
- Loading access is provided via a steel automated roller shutter door, 2.7 m wide x 2.6 m high.
- Metal deck roof incorporating translucent rooflights.
- Reinforced concrete floor.
- High output lighting is provided to the light industrial / warehouse space.
- The two storey offices are generally finished to include suspended ceilings incorporating recessed light fittings, plastered and painted walls. These require light cosmetic refurbishment.
- Floor to ceiling glazing to ground floor office.
- Key operated roller shutter door fitted externally to personnel access door and ground floor office.
- 4 No. exclusively designated car parking spaces.
- Intruder alarm installed.
- Please note we have not tested any apparatus, fixtures, fittings or services. Intending purchasers / tenants must undertake their own investigation into the working order of these items.

ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Light Industrial / Warehouse	258
Two Storey Offices & Staff Facilities	80
TOTAL	338

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

TERMS

On application.

BER

BER: D2

BER No. 800752107

Energy Performance Indicator: 324 kWh/m²/yr

DRIVE TIMES

MINS

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

(Source: Google Maps without traffic)



GPS: 53.33112, -6.36395



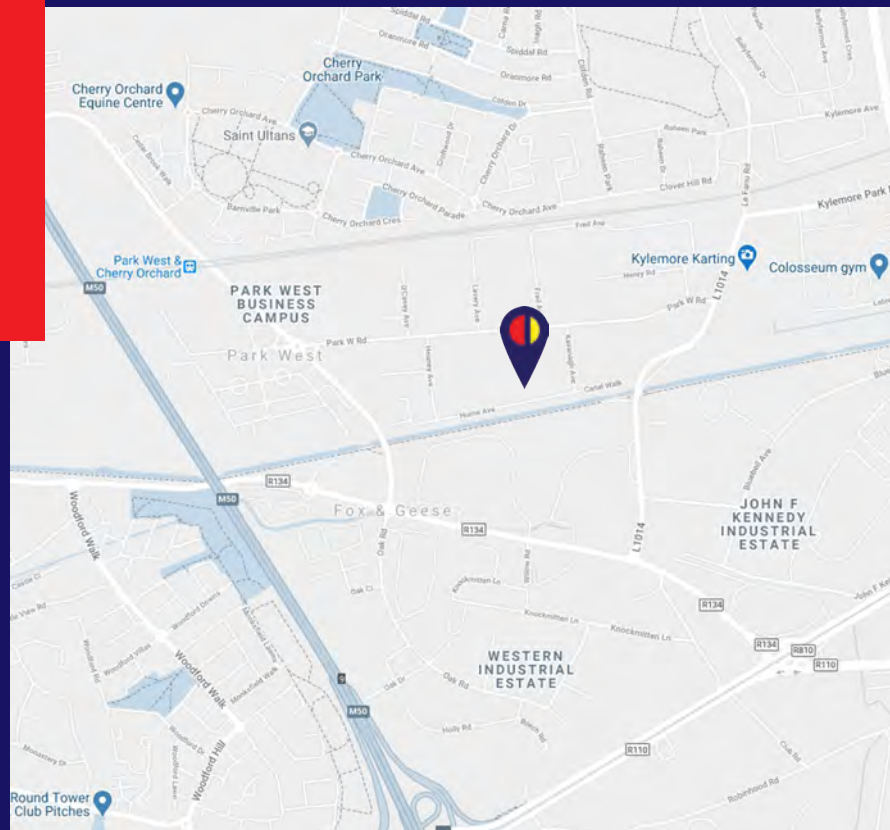
INDUSTRIAL PROPERTY SPECIALISTS

T: +353 1 453 2755

E: info@harvey.ie

W: www.harvey.ie

PSRA Licence No. 002027



DISCLAIMER

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