



## Unit E20 South City Business Centre, Tallaght, Dublin 24, D24 X458

**TO LET**

**BER C2**



350 Sq. m.



3 Phase  
Power



XL Level  
Access Door

Superb Quality, Fully Fitted, Light Industrial /  
Warehouse & Office Unit Featuring Gas Heating  
Throughout and 7 No. Designated Car Parking Spaces



## LOCATION HIGHLIGHTS

- South City Business Centre is an actively managed, secure development within the overall South City Business Park.
- The Park is situated on the southern side of the N81 (Tallaght by-pass), just 1.7 km from the Outer Ring Road (R136) which connects the N81 with the N7 (Naas Road) and the N4 (Lucan by-pass).
- 1.8 km from Tallaght Stop on LUAS Red Line.
- 2.2 km from The Square Shopping Centre.
- 3.9 km from M50 Motorway Junction 12 (Firhouse).
- 4.3 km from M50 Motorway Junction 11 (Tallaght).
- The Park is serviced by numerous Dublin Bus routes including 54A, 65B, 77A and 77X.
- Local labour pool.

## PROPERTY FEATURES

### Light Industrial / Warehouse

- Bright, clear span space with 10% translucent roof lighting.
- Painted walls.
- Sealed floor.
- Lighting.
- Clear internal height 6.4 m.
- Gas fired heating.
- 3 phase power supply.
- Automated, extra high loading door, 3.3 m. wide x 6.1 m. high.

### Offices & Staff Facilities

- Fully fitted accommodation.
- Painted walls.
- Suspended ceilings incorporating recessed fluorescent light fittings.
- Carpet covered floors at ground level.
- Timber flooring to first floor.
- Gas fired heating.



## PROPERTY FEATURES CONTINUED

### General

- 7 No. exclusively designated car parking spaces.
- 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 (Sq. m.)

Measurement Application - Gross External

Light Industrial / Warehouse	255
Two Storey Offices & Staff Facilities	95
<b>TOTAL</b>	<b>350</b>

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

## BER

BER: C2  
 BER No. 800422917  
 Energy Performance Indicator: 292 kWh/m<sup>2</sup>/yr

## LEASE

On application.

## ANNUAL RENT

On application.

## INSPECTION

Strictly by appointment with Sole Agent, HARVEY.



DRIVE TIMES	MINS
Tallaght By-Pass (N81)	2
M50 Motorway (Junction 11)	6
M50 Motorway (Junction 12)	8
Dublin International Airport	23
Dublin City Centre	25

*(Source: Google Maps without traffic)*

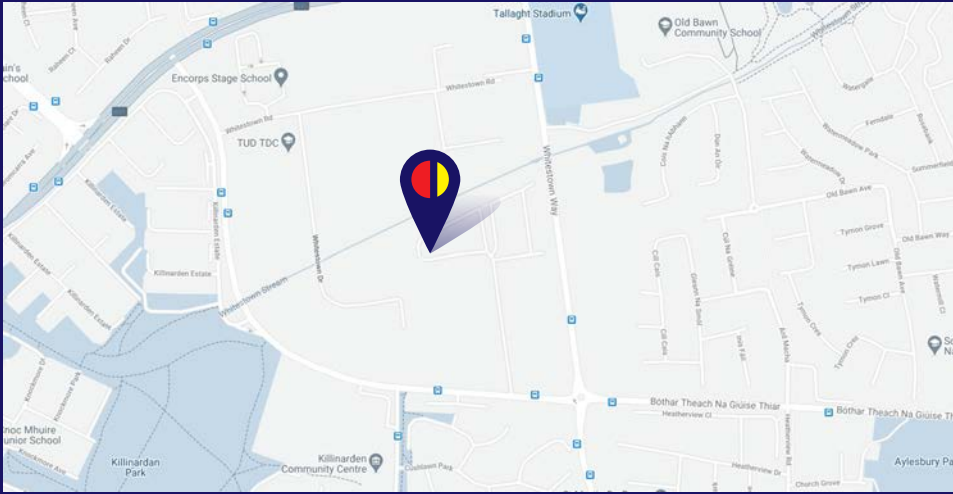
 **GPS: 53.27968, -6.37722**



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