



## Unit 241 Holly Road, Western Industrial Estate, Naas Road, Dublin 12, D12 NW24

**FOR SALE / TO LET**

**BER C3**



978 Sq. m.



6.1 m Clear Internal Height



Large Shared Yard

Modern, End of Block Industrial & Office Unit in a Fenced & Gated Development.



## LOCATION HIGHLIGHTS

- Located on Holly Road within Western Industrial Estate.
- Fronting M50 Motorway.
- Western Industrial Estate is situated just off Naas Road (N7) with 2 additional entrances off Nangor Road (R134).
- 1.8 km from Junction 9 (Red Cow/Naas Road [N7]) on the M50 Motorway.
- 8.7 km south west of Dublin City Centre.
- 2.7 km from the Red Cow LUAS Depot with substantial Park-N-Ride facilities.
- Easy access to Dublin International Airport and Dublin Port Tunnel.

## PROPERTY FEATURES

### General

- Modern, end of block industrial & office unit.
- Gated and fenced development.
- Large communal yard to rear.
- Generous car parking provision.

## PROPERTY FEATURES CONTINUED

### Industrial

- Clear internal height – 6.1m.
- Twin skin insulated metal deck roof with translucent panels.
- Rear loading via a level access door measuring 4m. wide x 5m. high.
- Racking available by separate negotiation.

### Offices & Staff Facilities

- Two storey offices to front of unit.
- First floor showroom space.
- Finishes include suspended ceilings, recessed light fittings and GFCH.
- Ladies & Gents toilets and canteen provided.
- Ground floor windows and door fitted with security shutters.
- 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

Industrial	529
Two Storey Offices & Staff Facilities	449
<b>TOTAL</b>	<b>978</b>

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

## TOWN PLANNING

Zoned EE under the South Dublin County Council Development Plan 2016-2022 - "To provide for enterprise and employment related uses".

## BER

BER: C3

BER No. 800402489

Energy Performance Indicator: 398 kWh/m<sup>2</sup>/yr

## TITLE

Freehold.

## TERMS

On application.



DRIVE TIMES	MINS
New Nangor Road	3
Naas Road / Long Mile Road	6
Outer Ring Road (R136)	10
M50 Motorway Junction 9	8
Dublin International Airport	26

*(Source: Google Maps without traffic)*

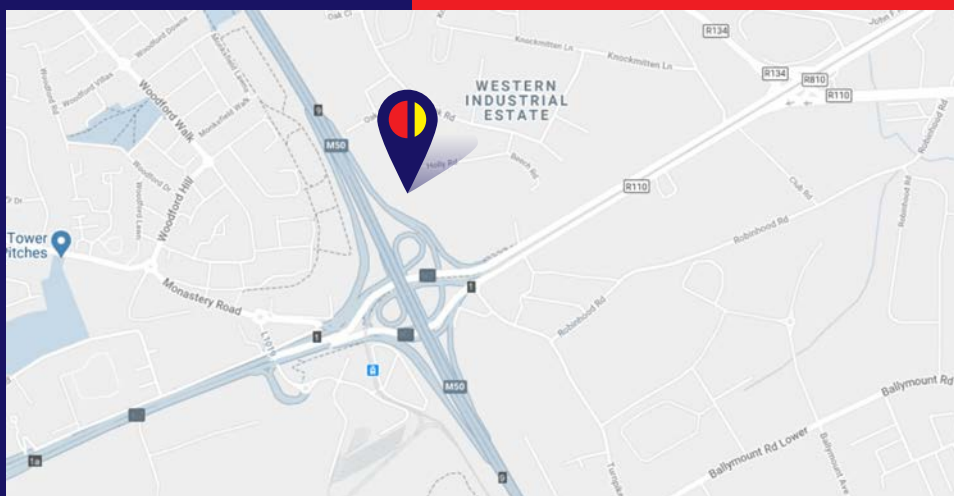
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