

# ORION

BUSINESS  
CENTRE



**TO LET**

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BUSINESS  
CENTRE

**254 Sq. m.**

**UNIT 3**

Northwest Business Park, Ballycoolin, Dublin 15, D15 HN34

Modern Industrial Unit in a Managed Development



## PROPERTY FEATURES

- Modern, centre of terrace enterprise unit.
- Attractive architectural composite panels to front elevation.
- Double glazed aluminium windows and personnel access door.
- Clear span industrial space.
- Internal eaves height of 7 m.
- High output lighting and 3 phase power supply to industrial space.
- Automated, full height, sectional up and over loading door, 3 m. wide x 5.8 m. high.
- Actively managed development.
- Designated car parking.
- 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.

## ACCOMODATION

Measurement Application - Gross External

	Sq. M.
Industrial Space	254
<b>TOTAL</b>	<b>254</b>

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

## LEASE & ANNUAL RENT

On Application.

## BER

BER: G  
 BER No. 800389215  
 Energy Performance Indicator: 2456 kWh/m

### DRIVE TIMES

### MINS

M50 Motorway Junction 5	8
M50 Motorway Junction 6	8
Dublin City Centre	25
Dublin International Airport	15
Dublin Port Tunnel	14

## SOLE AGENT



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### Disclaimer

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