



Similar Unit

Units A12 & A13 Kingswood Business Park, Dublin 22, D22 PW26

TO LET

BER E2



389 Sq. m



2 No. Level
Access Door



M50 Motorway,
N4, N7 & N81 Access

Superior Quality, Modern, Mid Terrace Interconnecting Warehouse & Office Units, in a Fully Managed & Popular Business Park

PROPERTY FEATURES

- Attractively finished, modern, centre of terrace warehouse & office units in a popular trading position.
- Clear internal height – 7.1 m.
- The warehouse spaces offers bright accommodation with sealed floors & painted perimeter walls.
- Loading access is provided via 2 No. grade level insulated sectional doors, measuring 3.3 m wide x 4.3 m high.
- Twin skin insulated metal deck roof.
- Lighting is via LED light fittings.
- 3 phase power supply.
- Fully Fitted two storey offices & staff facilities are located at the front of the property.
- Finishes include freshly painted walls, new carpet throughout, suspended ceilings with recessed lights fittings, electric heating, intruder alarm etc.
- Designated car spaces.
- Secure, actively managed & landscaped Business Park.
- 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

Warehouse	264
Two Storey Offices & Staff Facilities	125
TOTAL	389

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

LEASE & ANNUAL RENT

On application.

BER

BER: E2

BER No. 800826042

Energy Performance Indicator: 401 kWh/m²/yr

DRIVE TIMES

MINS

Outer Ring Road	1
N7 (Naas Road)	3
M50 Motorway (Junction 10)	5
N81 (Tallaght By-Pass)	7
N4 (Lucan By-Pass)	9

(Source: Google Maps without traffic)



GPS: 53.3040, -6.4296



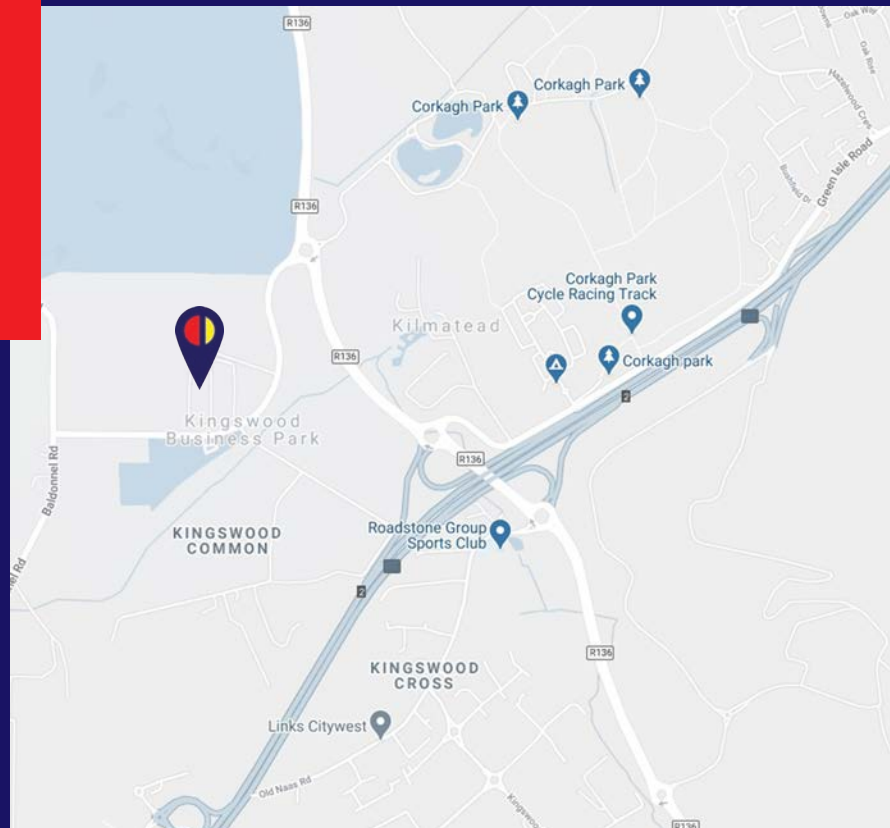
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DISCLAIMER

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