



Unit 404 Grants Drive, Greenogue Business Park, Rathcoole, D24 YX68

FOR SALE

BER C3



1,838 Sq. m.



7.74 m. - 7.96 m.
Clear Internal Height



Gated Site of
0.83 Acres

Detached, Modern, Warehouse & Office Unit
on a Gated Corner Site



LOCATION HIGHLIGHTS

- Greenogue Business Park is the largest modern, industrial & warehousing development in South West Dublin. It is a prime, actively managed and secure Park.
- 1.1 km from Rathcoole Interchange on Naas Road (N7).
- The Rathcoole Interchange is 8.5 km from the M50 Motorway (Junction 9).
- The Outer Ring Road (R136) is 3.4 km from Rathcoole Interchange and it connects the Lucan by pass (N4) with the Naas Road (N7) and the Tallaght by-pass N81.
- Internal carriageways are barrier access controlled between 7 p.m. and 7 a.m. and there is mobile security onsite.
- The significant scale of the development means that service charges are maintained at very modest levels.
- The estate is serviced by Dublin Bus and there are excellent onsite amenities including a convenience store, restaurant and an unmanned diesel fuel station. Avoca Rathcoole is also in close proximity.

PROPERTY FEATURES

General

- Detached, modern, high bay warehouse & office facility.
- Constructed in 2004, with extension added in 2012.
- Gated and fenced corner site.
- Rear loading yard.
- 17 no. car parking spaces to the front.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake their own investigation into the working order of these items.

Warehouse

- 7.74 m clear internal height, rising to 7.96 m in the extension.
- Twin skin insulated metal deck roof incorporating approximately 10% translucent panels.
- 2 no. dock leveller doors and 1 no. level access door.



PROPERTY FEATURES CONTINUED

Offices

- Two storey offices & staff facilities to the front of the building.
- Very well presented comprising individual offices of varying sizes, kitchen/canteen, boardroom and ladies and gents WC's on both floors.
- Finishes include suspended ceilings, recessed light fittings, double glazed pvc framed windows, carpet and tiled floors, perimeter trunking and gas fired central heating.

ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Warehouse (Original)	1,136
Warehouse (Extension)	273
2 Storey Offices & Staff Facilities	398
Concrete Mezzanine	31
TOTAL	1,838

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

BER

BER: C3

BER No. 800843740

Energy Performance Indicator: 232 kWh/m²/yr

TOWN PLANNING

The subject property is in an area zoned Objective 'EE - "To provide for enterprise and employment related uses",

TITLE

Long Leasehold.

ASKING PRICE

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES	MINS
N7 (Naas Road) - Rathcoole Interchange	2
Outer Ring Road	5
N81 - Tallaght By-Pass	10
N4 - Lucan By-Pass	13
M50 Motorway Junction 9	8

(Source: Google Maps without traffic)

 **GPS: 53.29696, -6.47583**



INDUSTRIAL PROPERTY SPECIALISTS

T: +353 1 453 2755
E: info@harvey.ie
W: www.harvey.ie

PSRA Licence No. 002027



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