

# UNITS 1C & 1D

BROOMHILL BUSINESS COMPLEX

TALLAGHT | DUBLIN 24

**FOR SALE – IN 1 OR 2 LOTS**

1,012 – 2,111 SQ. M.

10,891 – 22,424 SQ. FT.

TWO ADJOINING INDUSTRIAL /  
WAREHOUSE & OFFICE UNITS IN A GATED,  
MANAGED BUSINESS PARK





# BROOMHILL BUSINESS COMPLEX

Excellent Trading Position Between Belgard Road and Greenhills Road



SECURE, MANAGED ENVIRONMENT WITH UNUSUALLY GENEROUS CAR PARKING PROVISIONS



ZONED REGEN WHICH FACILITATES ENTERPRISE AND/OR RESIDENTIAL-LED REGENERATION



999 YEAR LEASEHOLD TITLE

UNIT 1D

UNIT 1C



# UNIT 1C - FEATURES



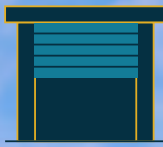
MID-TERRACE INDUSTRIAL / WAREHOUSE & OFFICE UNIT



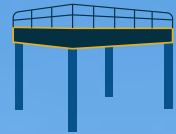
22 NO. DESIGNATED CAR PARKING SPACES



6 M. CLEAR INTERNAL HEIGHT



3.6 M. WIDE X 5 M. HIGH AUTOMATED LEVEL ACCESS LOADING DOOR



ADDITIONAL MEZZANINE FLOOR



LED LIGHTING



GAS CONNECTION



FITTED CANTEEN



UNIT 1C	SQ. M.	SQ. FT.
Industrial / Warehouse	915	9,853
2 Storey Offices & Staff Facilities	184	1,980
<b>TOTAL</b>	<b>1,099</b>	<b>11,833</b>
Non-Structural Mezzanine	613	6,602

Gross External Area







UNIT 1D	SQ. M.	SQ. FT.
Industrial / Warehouse	850	9,153
GF Offices & Staff Facilities	81	869
1F Structural Mezzanine	81	869
<b>TOTAL</b>	<b>1,012</b>	<b>10,891</b>

Gross External Area

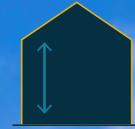
## UNIT 1D - FEATURES



END-OF-TERRACE INDUSTRIAL / WAREHOUSE & OFFICE UNIT



23 NO. DESIGNATED CAR PARKING SPACES



6 M. CLEAR INTERNAL HEIGHT



3.6 M. WIDE X 5 M. HIGH AUTOMATED LEVEL ACCESS LOADING DOOR



LED LIGHTING



GAS CONNECTION







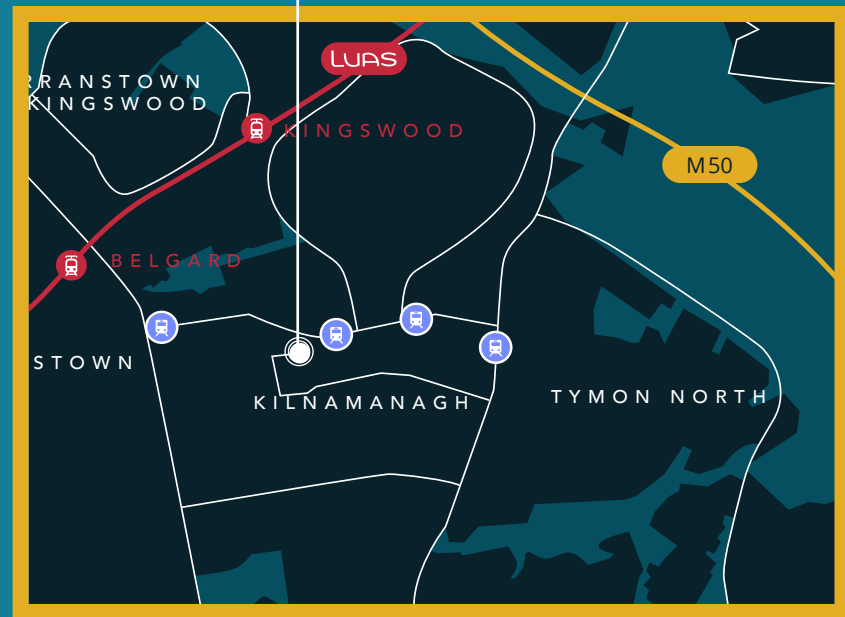
Easy access to The Square and Belgard LUAS stops and The Square Shopping Centre

DRIVE TIMES

	N81	4 minutes
	R136 – Outer Ring Road	6 minutes
	M50 Jct. 11	6 minutes
	M50 Jct. 10	6 minutes
	Dublin Airport	21 minutes
	Port Tunnel	21 minutes

Google Maps – without traffic

UNITS 1C & 1D



CLICK TO VIEW GOOGLE MAPS





UNIT 1D

UNIT 1C

BIMEDA

AIR FORCE H&V

THE SQUARE

LUAS STOP

AMAZON (AWS)

POWERCITY

XYLEM

JOHNSON & JOHNSON

TENNANTS BUILDING PRODUCTS

BELGARD RETAIL PARK

AIRTON ROAD

BROOMHILL ROAD

BELGARD ROAD



## BER

### UNIT 1C



BER No. 800949646

Energy Performance Indicator: 192.58 kWh/m/yr

### UNIT 1D



BER No. 800949653

Energy Performance Indicator: 124.04 kWh/m/yr

## SOLE SELLING AGENT



PRSA Licence No. 002027

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### DISCLAIMER

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