



Unit 221 Holly Road, Western Industrial Estate, Naas Road, Dublin 12, D12 VE02

FOR SALE

BER B3



863 Sq. m



3 Phase
Power



M50 Motorway
Access

Centre of Block Industrial & Office Unit with Car
Parking to Front and Large Surfaced Area at Rear

PROPERTY FEATURES

- Centre of block industrial & office unit of single span steel frame construction.
- Twin skin insulated cement fibre roof incorporating 10% translucent rooflights.
- Reinforced concrete floor to industrial area and block walls to full height throughout.
- Clear internal height of 4.8 m.
- Loading access is via a full height automated grade door at rear, 4.3 m. wide x 4.6 m. high.
- 3 phase power supply.
- High usage gas supply.
- Dedicated car parking to front.
- Generous surfaced area at rear affords opportunity to fence & gate same (subject to P.P.).
- 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.

ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Industrial Space	649
2 Storey Offices & Staff Facilities	214
TOTAL	863
Rear Extension (No P.P.)	69

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

ASKING PRICE

On application.

BER

BER: B3

BER No. 800437568

Energy Performance Indicator: 354 kWh/m²/yr

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)



GPS: 53.32227, -6.36841



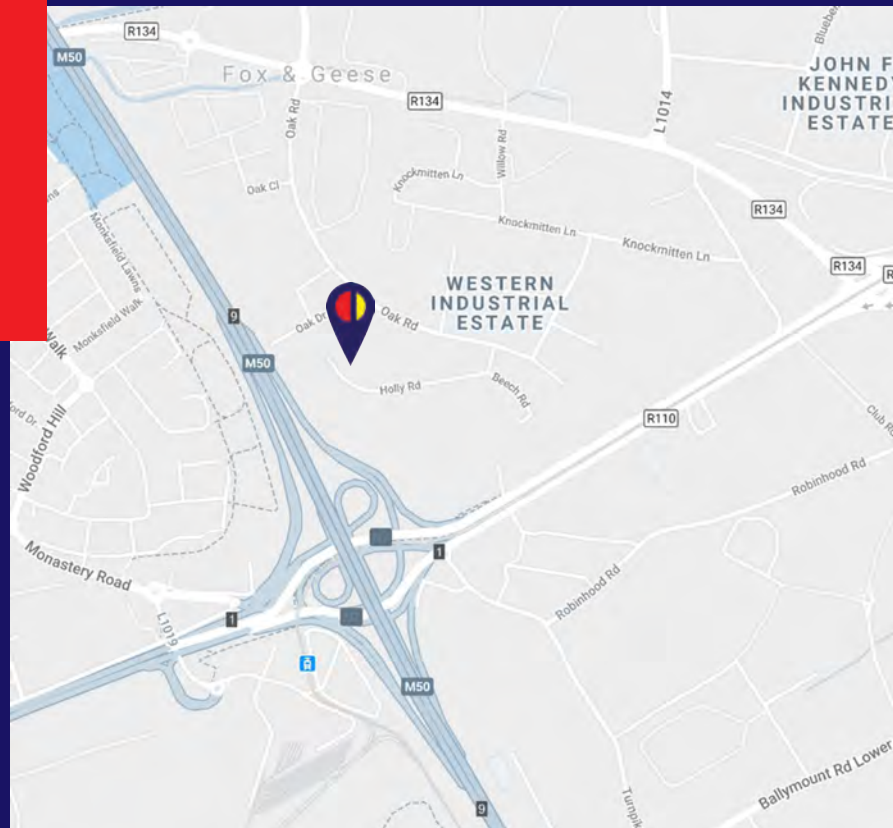
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DISCLAIMER

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