

# For Sale/To Let

## Unit 4 Beechlawn Industrial Complex Greenhills Road, Walkinstown, Dublin 12



Deceptively Good Quality Unit which includes Bright, Fully Modernised Showroom

- 515 sq. m.
- Managed Development
- Priced to Sell
- **BER C2**

# Unit 4 Beechlawn Industrial Complex

## Greenhills Road, Walkinstown, Dublin 12

### LOCATION

- Beechlawn Industrial Complex is located on Greenhills Road, only 500 m. from Walkinstown Roundabout.
- The estate lies 2.6 km from Junction 10 on the M50 Motorway thereby providing ease of access to all arterial routes.
- The complex is convenient to the N81 (Tallaght By-Pass) and the N7 (Naas Road).
- 7.2 km south west of Dublin City Centre.
- Managed development.

### DESCRIPTION

- Centre of terrace unit comprising single storey offices & staff facilities, showroom and warehouse / storage area.
- Offices are in excellent condition. Finishes include plastered & painted walls, suspended ceilings incorporating recessed light fittings, Marmoleum floor covering, perimeter trunking wired for power & data, tea station and security shutters inside windows.
- Showroom accommodation is fully modernised and most impressive with a Northlight roof with excellent natural light through perspex panels. A new metal deck roof has been installed and features include high output lighting, gas heating, part cement skimmed & painted walls and a Marmoleum floor covering. A3 phase power supply is provided.
- Storage accommodation is at the rear where loading access is provided via an automated steel roller shutter door, 3.6 m. wide x 3.0 m. high. This area has a metal deck roof, a reinforced concrete floor, lighting and a clear internal height ranging from 3.5 m. to 5.5 m. in the centre.
- An intruder alarm is installed.

### ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Warehouse / Storage Area	196
Showroom	257
Offices	62
<b>TOTAL</b>	<b>515</b>

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

### BER DETAILS

BER: C2  
 BER No.: 800128514  
 Energy Performance Indicator: 633 kWh/m<sup>2</sup>/yr

### TERMS

On application.



### LOCATION MAP



William Harvey & Co. Limited

Registered in Ireland No. 72737  
 6/7 Greenmount House  
 Harold's Cross  
 Dublin 6w

T: +353 1 4532755  
 E: info@williamharvey.ie  
 W: www.williamharvey.ie  
 PSP Licence No. 002027



### DISCLAIMER

These particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No employee or principal of William Harvey & Co. Limited has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of these particulars or information. Prices / rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for.