



BER C1

Unit 6 Airton Road, Tallaght Industrial Estate, Tallaght, Dublin 24 Eircode D24 AW20
Newly Refurbished, Mid Terrace Industrial Unit Extending to Approximately 5,085 Sq Ft

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Description

- Mid terrace industrial facility incorporating ground floor offices to the front elevation
- Pre-cast concrete frame construction with block walls to full height
- Double skin metal deck roof incorporating translucent panels
- Loading access is from the front of the building via a roller shutter door
- Offices are finished with plastered and painted walls, suspended ceilings, recessed fluorescent strip lighting and carpet throughout

Accommodation

The approximate gross external area (GEA) of the property is as follows:

	SQ FT
Warehouse	4,499
Ground Floor Offices	586
Total	5,085
First Floor Mezzanine	586

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence






Location

- The facility is located off Airton Road between the Greenhills and Belgard Road, approximately 8km south west of Dublin's City Centre and 0.8 km north east of Tallaght village
- The estate lies approximately 1 km west of the M50 motorway providing rapid motorway access to all major transport routes

Travel Times

	Tallaght Luas Stop	–	5 mins
	The Square S/C	–	7 mins
	M50 Motorway	–	10 mins
	Dublin Airport	–	28 mins
	Port Tunnel	–	32 mins

Nearby Occupiers



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**Unit 6 Airton Road
Tallaght Industrial Estate
Tallaght
Dublin 24
D24 AW20**

Building Energy Rating

BER: C1
BER No: 800686289
EPI: 194.46 kWh/m²/yr

Rent

On application

Services

Access to all mains service available

Terms

To Let under a new FRI lease

Viewing

Strictly by appointment only

Enquiries

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