

For Sale/ To Let

Unit 12, Block L, Greenogue Business Park,
Rathcoole, Co. Dublin



- Excellent Mid-Terraced Industrial Unit of approx. 422 sq m
- Approx. 19 kms from Dublin City Centre and approx. 9.5 kms from the M50 / N7 Junction (Junction 9)

Location

- The property is situated just off Grant's Road within Greenogue Business Park
- Greenogue Business Park is located approx. 19.4 kms from Dublin City Centre and approx. 2.4 kms from the Rathcoole Interchange on the N7 Naas Road
- The property is approximately 9.5 kms from the M50 / N7 Naas Road Interchange (Junction 9) which provides rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel
- Occupiers in the locality include Dermot Lee Crash Repairs; Uniboard; AMD Mouldings Ltd; Sparks; Bott Panelling; Avery Retail; Castle Windows Ltd amongst others

Description

Warehouse

- Modern mid-terraced industrial unit
- Concrete frame construction
- Insulated metal deck roof incorporating translucent panels
- Concrete block walls to a height of approx. 3.0m with insulated cladding over
- Sealed concrete floor
- Clear internal height approx. 5.51m
- 1 ground level roller shutter door
- High bay sodium lighting
- Timber mezzanine

Offices

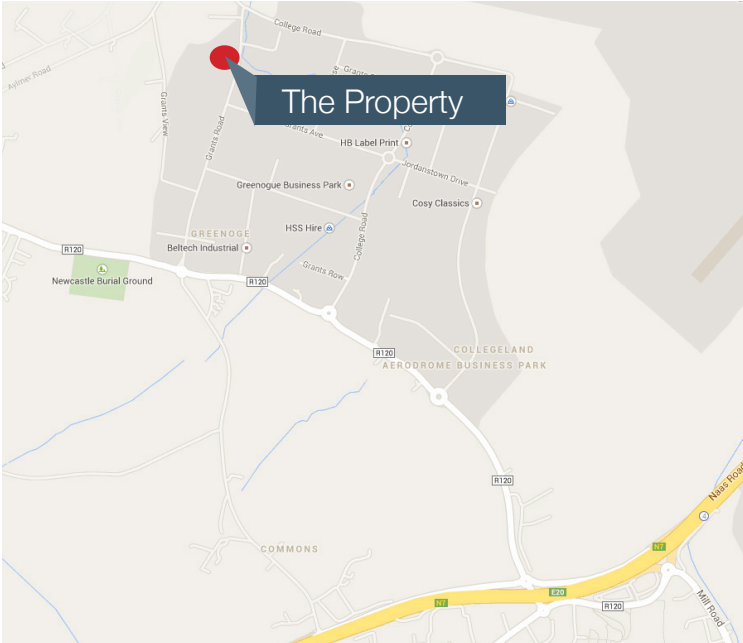
- Suspended ceilings with recessed fluorescent lighting
- Painted and plastered walls
- Gas fired central heating
- Mixture of carpeted and tiled floors
- Perimeter trunking and wall mounted sockets
- Double glazed PVC windows
- Reception area
- Toilets
- Canteen
- Partitioned offices

Services

We understand that all mains services including 3 phase power are provided and connected to the property.

Rates

The rateable valuation of the property is €35,600. The rates payable for 2013 were €5,605.20.



Schedule of accommodation

Accommodation	sq m
Offices	177
Warehouse	245
Total	422
Timber Mezzanine	26

Approximate Gross External Floor areas.

Intending purchasers must satisfy themselves as to the accuracy of the measurements provided above.

Service Charge

The service charge budget for the property in 2014 is approx. €1,180.80

Inspection

All inspections are strictly by appointment through Savills.

Price/ Rent

On application.

BER Rating

BER Rating: C2 | BER No. 800240418 | Energy performance Indicator: 300.25 kWh/m²/yr 1.23

Further Information

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Dublin 2

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