

RETAIL WAREHOUSE UNITS TO LET



Western Retail Park, Nangor Road, Dublin 12

- Huge profile to Nangor Road.
- 2 new retail warehouse units from 270 – 378 sq.m.
- Suit a variety of retail users.
- Available immediately.

DouglasNewmanGood
Commercial Property 

RETAIL WAREHOUSE UNITS TO LET

Western Retail Park, Nangor Road, Dublin 12

LOCATION

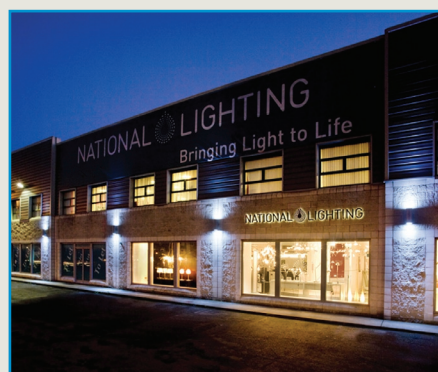
Western Retail Park is prominently located at the junction of Nangor Road and Park West. The development is approximately 0.75 km. from the Naas Road (N7) and 8.0 km. from Dublin City Centre. Adjoining occupiers include Woodies DIY, Toyota Ireland, An Post, Gilbeys and Coca-Cola.

Easy and direct access is available to the M50 Dublins Ring Road. This road provides rapid access to Dublin Airport and all major national arterial routes from Dublin. In addition, the southern cross section of the M50 from Sandyford to Tallaght has now been completed. The LUAS has also enhanced the location and a feeder bus | is available from the Naas Road to Park West.

The excellent profile, access and availability of a strong labour pool and catchment area (220,000 people in the south Dublin area) will make Western Retail Park an extremely attractive location for a multitude of end users. Western Retail Park is anchored by LED Group and National Lighting.

ACCOMMODATION

Approximate Gross Areas	SQ.M.
Retail Warehouse A	378.58
Retail Warehouse B (Porcelanosa Ltd.)	Let
Retail Warehouse C (LED Group and National Lighting)	Let
Retail Warehouse D	270.18



SPECIFICATION

The units have been designed to a high standard and will be finished to a shell specification ready to take tenants fit out. Quality shop fronts will be provided. Internal fit out and security roller shutters will be the responsibility of the tenants.

LEASE TERMS

New short term temporary convenience lease for 4 years 9 months.

RENT

Details of the rent for each units are available on request.

SERVICE CHARGE

There will be a service charge provision in all leases.

VAT

Proposed tenants will be liable for VAT charges applicable to the lettings.

CONTACT

Karl Byrne
T. 01 673 1400
E. k.byrne@dngc.ie