

To Let

Unit 10 John F. Kennedy Industrial Estate

John F. Kennedy Drive, Dublin 12



Detached Industrial Facility of 1,121 sq. m.
on Substantial Site of 0.5 Ha (1.23 Acres)

- 1,121 sq. m. incorporating 382 sq. m. of Offices / Staff Facilities / Trade Counter
- Substantial Fenced Yard Suitable for Parking / Storage
- Situated on a Corner Site Adjacent to the Naas Road in John F. Kennedy Ind. Estate
- Suit Motor Trade, Plant Hire, Builder Suppliers etc./ (subject to p.p. where required)

Unit 10 John F. Kennedy Industrial Estate

John F. Kennedy Drive, Dublin 12

LOCATION

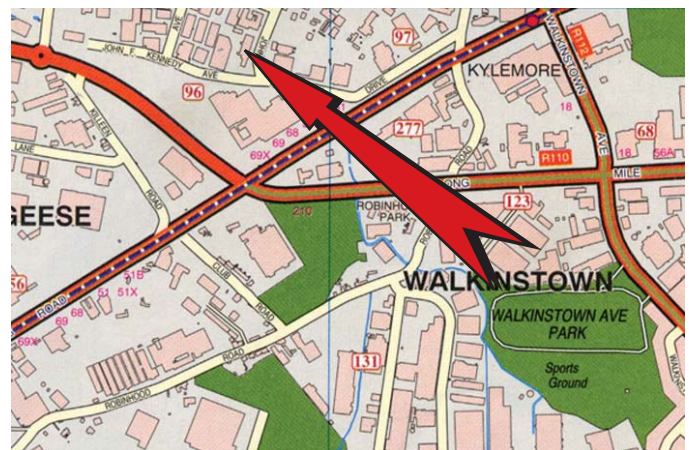
The property is situated on the corner of John F. Kennedy Avenue and John F. Kennedy Drive within view of the Naas Road and within 2.6 km of the Naas Road (N7) / M50 interchange, providing rapid motorway access to all arterial routes, Dublin Airport and the Port Tunnel. The Kylemore LUAS stop on the Red Line is 0.8 km from the property and links Tallaght Town Centre with the City Centre.

DESCRIPTION

The property comprises a detached industrial facility with ancillary single storey offices and staff facilities. The warehouse / workshop is exceptionally bright due to the provision of both roof lights and wired glazing to elevations. There is a reinforced concrete floor and block walls. A mix of high output and fluorescent strip lighting is provided. The clear internal height ranges from 5 m to 6.1 m. There are 3 grade level loading doors, 2 to the front and 1 to the right hand side. The two doors in the extended section measure 4.3 m wide x 4.7 m high and 4.4 m wide x 4.7 m high respectively. The main entrance to the building leads to a generous reception area which includes a trade counter. To the left of the reception are the offices which provide a mix of open plan space and cellular offices. The offices are very bright and functional. To the rear of the reception is the staff canteen and toilet accommodation. Externally, there is substantial yard space to the front, rear and side of the building. This provides excellent parking facilities as well as additional parking and storage areas. Two gates provide access to the property from John F. Kennedy Drive and one from John F. Kennedy Avenue. The property would suit a wide variety of uses (subject to p. p.).



LOCATION MAP



ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Warehouse	739
Single Storey Offices / Staff Facilities / Trade Counter	382
TOTAL	1,121
Outside Shed	178
Portacabin Offices	46
Site Area - 0.5 Ha / 1.23 Acres	

Intending tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER below.

ASKING RENT

On application.



6/7 Greenmount House
Harold's Cross
Dublin 6w

T: +353 1 4532755

F: +353 1 4541838

E: info@william-harvey.ie

W: www.industrialproperty.ie



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, 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 of William Harvey Company 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.