



**Lambert
Smith
Hampton**

01 676 0331
www.lsh.ie

To Let

Industrial Property

Unit S3a Henry Road

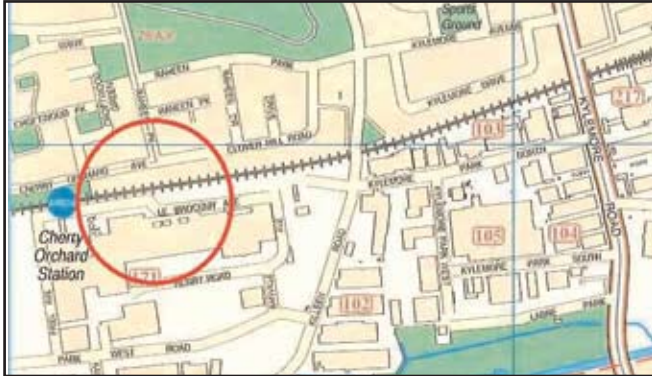
Park West Business Park, Nangor Road, Dublin 12.



- 3,003 sq m (32,330 sq ft)
- Terraced Warehouse with Excellent Circulation
- Within close proximity to M50 & N7

Unit S3a Henry Road, Park West Business Park, Nangor Road, Dublin 12.

Location



O.S. No. AU0000607

The subject property is located within Park West Business Park, an established commercial location off the Nangor Road close to its junction with the Naas Road (N7). Park West Business Park is located approximately 8.0 km (5.0 miles) west of Dublin City Centre, 1.5 km (0.9 miles) north of the M50 Motorway at Junction 9 Red Cow Interchange and 1.0 km (0.6 miles) north west of the Longmile Road at its western apex.

Park West Business Park is accessed via Nangor Road, Killeen Road and Colverhill Road. The Park benefits from an on site railway station, which operates on the main Dublin – Kildare line. The subject property is located on Henry Road, an internal estate roadway parallel to the main Estate Road.

The immediate area is commercial in character with a number of high profile occupiers which include Allianz, Boots, Bunzl & Gypsum Industries to name just a few. In addition there is an on site Retail Plaza and Hotel; The Aspect Hotel Park West.

Description

The subject property comprises a mid terraced industrial/warehouse unit with the benefit of two storey office accommodation to the front elevation.

The building is of steel frame construction with concrete block infill walls finished externally with an insulated metal clad facade. The entire is covered with a metal deck roof Perspex roof panels.

Access to the warehouse is via a standard grade electric roller shutter door to the front elevation with one further electric roller shutter door to the rear elevation. The warehouse has a clear internal eaves height of 6.2 m (20 ft).

Office accommodation is finished to incorporate suspended ceilings with recessed lighting, plastered and painted walls, perimeter trunking and laminate wood floors throughout.

Accommodation

The approximate floor area measured on a gross internal basis is as follows:

Floor Area	Sq M	Sq Ft
Warehouse	2,695.53	29,014
Two Storey Offices	308.09	3,316
Total	3,003.62	32,330

Intending occupiers are advised to verify all floor areas

Services

All mains services are available. Lighting & heating is provided throughout.

Lease

Flexible terms available.

Rent

On application.

Viewing

Strictly by appointment.

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