

# To Let

## Greenogue Business Park (Unit 517 Grants Rise), Rathcoole, Co. Dublin



High Quality, Fully Fitted Headquarters Building With Substantial Office & Industrial Accommodation

## LOCATION

- Unit 517 Grants Rise is situated in a prime position in Greenogue Business Park at the corner of College Road and Grants Rise, overlooking Baldonnell Aerodrome.
- Greenogue Business Park is a highly popular managed estate strategically situated 1.1 km from the Rathcoole Interchange on the N7 (Naas Road) and less than 10 minutes drive time from the M50 Motorway.
- In closer proximity is the Kingswood interchange which links the (N7) Naas Road with the Outer Ring Road providing speedy access between the N81 (Tallaght by-pass) and the N4 (Lucan by-pass).
- Greenogue Business Park has four separate vehicular entrances and is also serviced by Dublin Bus with the No. 68 route from Aston Quay. A private coach company also offers different routes linking to the area.
- The Services Centre is located in the middle of Greenogue Business Park and provides a 60 seat restaurant, newsagent / convenience store and a fuel station. A further cafe is provided in the Park close to the Newcastle Road entrance.

## DESCRIPTION

- Unit 517 is an imposing, detached headquarters building with substantial office and industrial accommodation.
- The building stands out from those around it thanks to the striking three storey offices to the front which incorporate feature glazed curtain walling to the full height of the building at the entrance.

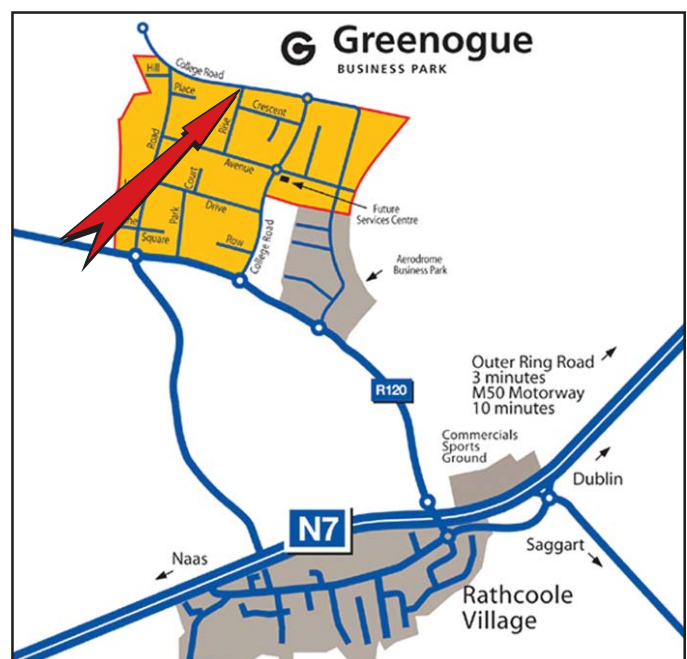
### Offices

- The three storey offices have been built and fitted to a high standard and incorporate very generous floor to ceiling heights.
- The specification includes suspended ceilings with recessed light fittings, air conditioning, high quality partitioned offices, a passenger lift serving all floors and a large corporate reception.
- A canteen is provided on the second floor. There is an extensive car park which is accessed via an automated sliding gate.

### Industrial

- The industrial space is divided into three sections with full height block party walls.
- The units are of steel portal frame construction with concrete block walls to approximately 2.5 m, full height insulated metal cladding and a twin skin insulated metal deck roof incorporating approximately 10% translucent roof lights.
- Two of the industrial units have a clear internal height of 8.8 m. and incorporate high output lighting.
- The third comprises sub-mezzanine space with a clear internal height of 3.4 m and is fitted with fluorescent strip lighting.
- The industrial section at the gable end of the building is a purpose built vehicle servicing workshop incorporating the following facilities: 3 x automated grade level doors, 4 m wide x 5 m high, A flood lit service pit, wall mounted air compressor hoses, oil recycling feed and tank, gas heating, canteen, wc & shower, office, external fuel pumps and tank, vehicle wash bay with drainage and yard space for parking and marshalling.
- The two other warehouse sections provide loading access via an automated steel roller shutter door each 4 m wide x 3.4 m high and a warehouse managers office.
- Intending tenants are advised to check the working order of all services and equipment as these have not been tested.

## LOCATION MAP



## ACCOMMODATION

Measurement Application - Gross External Warehouse

	Sq. M.
Main Industrial / Warehouse Sections	846
Sub-Mezzanine Warehouse	370
<b>TOTAL</b>	<b>1,216</b>

Measurement Application - Gross Internal Offices

	Sq. M.
Ground Floor	410
First Floor	736
Second Floor	382
<b>TOTAL</b>	<b>1,528</b>

	Sq. M.
Entire Building	2,744

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

## BER DETAILS

BER: C2

BER No.: 800210973

Energy Performance Indicator: 397 kWh/m<sup>2</sup>/yr

## LEASE & ANNUAL RENT

On application.



Industrial Warehouse Unit 1 - Internal



Warehouse Unit 2 - Internal



Industrial Warehouse Unit 1 - External



Warehouse Unit 3 - Internal

# Greenogue Business Park

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Fuel Pumps & Wash Bay



Offices - First Floor



Offices - Reception



Offices - Second Floor Boardroom



Offices - Ground Floor



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