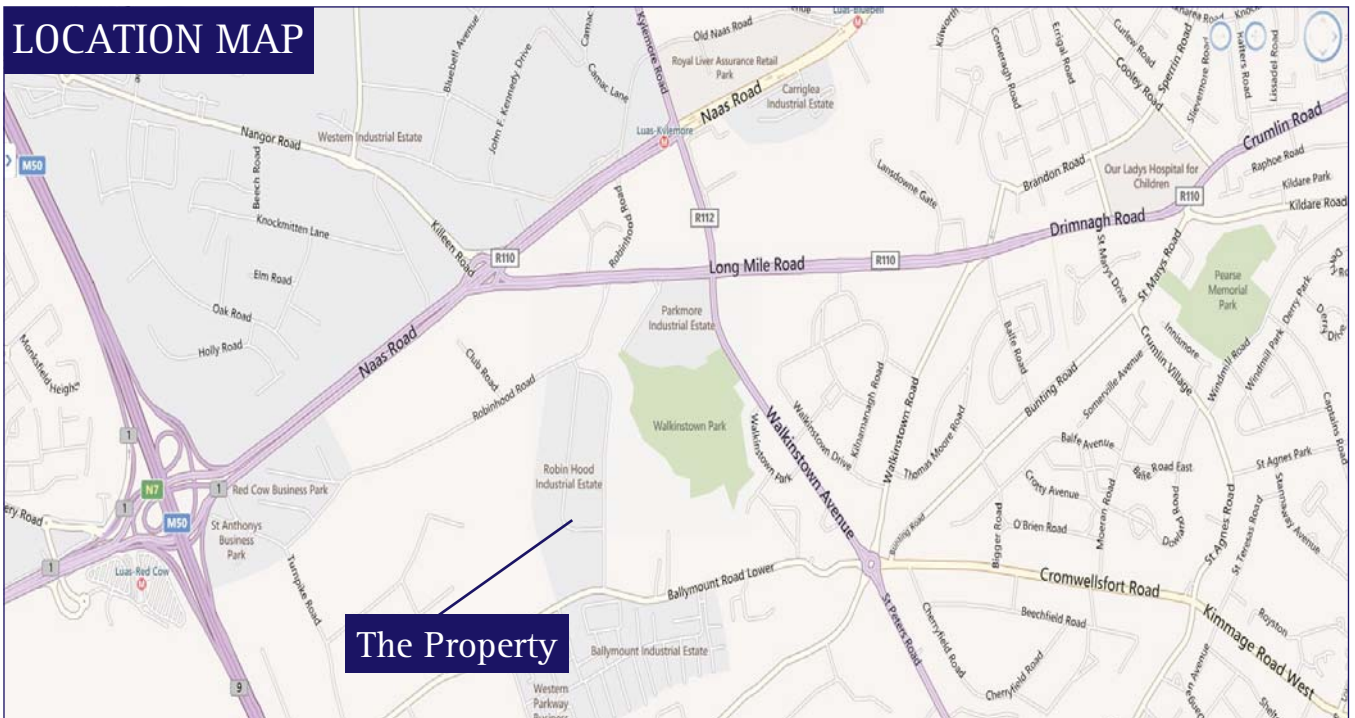


# To Let

## Unit 30 Robinhood Industrial Estate Clondalkin, Dublin 22



Substantially Upgraded Premises of 3,839 Sq. M. Comprising Warehouse, Cash & Carry Wholesale Space & Offices Together with Fenced & Gated Side Parking Area



## LOCATION

- The property is situated within Robin Hood Industrial Estate in a prominent corner position.
- The property is very well located in an estate accessed from Long Mile Road and Ballymount Road Lower, 2 km from both Naas Road / M50 Motorway Interchange (Junction 9) & Ballymount / M50 Motorway Interchange (Junction 10), providing ease of access to all main arterial routes.
- The estate is synonymous with wholesale cash & carry companies. Occupiers within the estate include Euro General Retail, Musgrave Group, Trade Cash & Carry and Cagentt Cash & Carry.
- 1.5 km from Kylemore LUAS stop on the Red Line.



## SPECIFICATION / FEATURES

- Semi detached upgraded facility with exclusive side parking area.
- Steel frame construction with block walls to full height throughout, clad externally to front and side.
- Twin skin insulated cement fibre roof incorporating approximately 10% translucent rooflights.
- Cash & Carry wholesale mezzanine area, cleverly linked to side parking area via link bridge.
- Clear internal height 5 m. to full height space and 2.2 m. under the Cash & Carry wholesale mezzanine area.
- 3 full height automated grade level doors to front with an additional 2 full height doors at the rear under a covered loading area. Doors are approximately 3.6 m. wide x 3.6 m. high.
- Fluorescent strip lighting to warehouse area.
- Attractively finished two storey offices to front which are fully fitted throughout.
- Racking and non-structural mezzanine floor not included and to be removed by out-going Tenant.





## ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Warehouse - Full Height	1,837
Warehouse - Sub-Mezzanine Cash & Carry	850
Cash & Carry Mezzanine (Structural)	850
Two Storey Offices & Staff Facilities	302
<b>TOTAL</b>	<b>3,839</b>
Rear Covered Loading Area	157

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER on back page.

## BER DETAILS

BER: C3

BER No.: 800236663

Energy Performance Indicator: 451 kWh/m<sup>2</sup>/yr

## LEASE, RENT & INSPECTION

On application to Sole Agent, William Harvey & Co.





# Unit 30 Robinhood Industrial Estate

## Clondalkin, Dublin 22



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## DISCLAIMER

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