

To Let

UNIT 13 COOKSTOWN INDUSTRIAL ESTATE Tallaght, Dublin 24



2,335 sq. m. Semi-Detached Warehouse, Close to Luas Stop

- 2 Full Height Grade Loading Doors
- Substantial Non-Structural Mezzanine Floor of 685 sq. m.
- 5.2 m Clear Internal Height
- Flexible Lease Term

UNIT 13 COOKSTOWN INDUSTRIAL ESTATE

Tallaght, Dublin 24

LOCATION

The property is located at the top of First Avenue in Cookstown Industrial Estate. The estate is situated off the Belgard Road west of Dublin City Centre and within minutes of Tallaght Town Centre. This location offers easy access to the main arterial road networks via the M50, N7 and N81. The estate is also close to the new Outer Ring Road due for completion shortly, which will link the N81 with the N7 and the N4. The area is very accessible with regular bus routes serving Tallaght Village and The Square. The Cookstown LUAS stop is within a five minute walk of the property.

DESCRIPTION

The property comprises a semi-detached warehouse unit which consists of 4 bays of a 5 bay detached block. The building is of twin span concrete frame construction with a twin skin insulated cement fibre roof incorporating approximately 10% perspex rooflights. The front and part of the side elevation have been reclad with a combination of forticrete blockwork and profiled cladding. The clear internal height is 5.2 metres and loading access is provided via two full height roller shutter doors to the side of the building. The floor is of reinforced concrete and a steel frame mezzanine floor has been erected over a large portion of the warehouse area. Lighting is provided to the warehouse area via a mix of high output and fluorescent strip fittings. Two storey offices are provided to the front and on part of one side of the building. These are in good decorative order and are laid out in a mixture of larger open plan offices and smaller cellular offices. The specification includes suspended ceilings incorporating recessed light fittings, carpets and computer cabling through perimeter trunking in the open plan areas. Ample toilet accommodation is provided together with a well appointed staff canteen. The property is fitted with an intruder alarm.

ACCOMMODATION

Measurement Application - Gross External

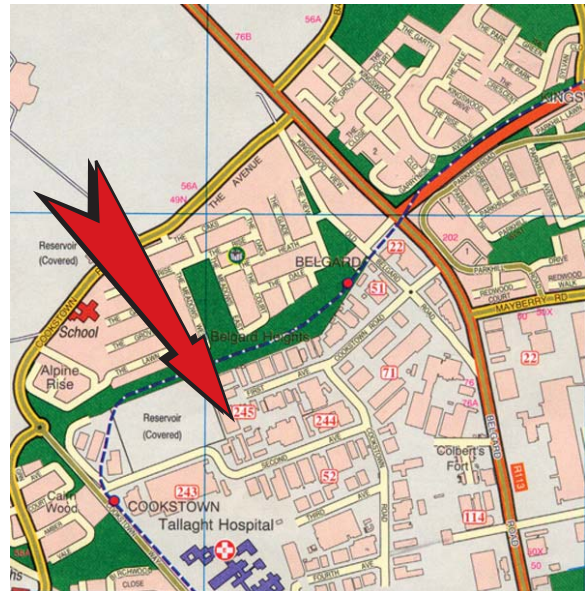
	Sq. M.
Warehouse	1,628
2 Storey Offices / Staff Facilities	664
First Floor Storage	43
TOTAL	2,335
Mezzanine Floor	685

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

LEASE & RENT On application.



LOCATION MAP



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